

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at King Edward Campus, Vancouver Community College, under the direction of their instructor, Ingrid Kolsten.

'IN CAMERA' MEETING

The Council was informed there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Harcourt

THAT the Minutes of the following meetings be adopted:

- Regular Council (Except 'In Camera') - May 2, 1978,
- Special Council (Public Hearing) - May 4, 1978.

- CARRIED UNANIMOUSLY

The Council recessed and reconvened at 2:15 p.m., following the Special Council Meeting - Public Hearing.

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Marzari

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Manager's Reports dated  
May 9th and May 5th 1978

Local Improvements 'by Petition'

The Council considered a report dated May 9, 1978, from the City Manager on Local Improvements 'by Petition', and a further report, dated May 5, 1978, on the same subject, concerning projects that will be before the Court of Revision scheduled for June 22, 1978. The City Engineer reviewed the local improvement process and, by means of charts, gave details of the programs over the last few years for street and lane paving. Details were also illustrated on the funds required for local improvement paving projects from 1977-81 inclusive.

MOVED by Ald. Puil

THAT the recommendations contained in the City Manager's report of May 9, 1978, be approved after amending recommendation (a) to read as follows:

"that on Local Improvements for Lane Paving, Residential Property Owners pay for the full width of asphaltic pavement instead of the present 14 feet, where the owners choose full pavement."

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown

THAT the recommendations of the City Manager, as contained in his report dated May 5, 1978, be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Development Permit Application  
633 Hornby Street (E.B. Misty's Cabaret)

On May 2, 1978 consideration of a Development Permit application for Misty's Cabaret at 633 Hornby Street was deferred pending a report on the size, occupancy and fire regulations pertaining to the premises. The Manager was also asked to review other cabarets in the vicinity with particular reference to fire safety regulations.

Pursuant thereto, the Council noted a report of the City Manager dated May 11, 1978 following a review of Misty's and other similar establishments.

MOVED by Ald. Puil

THAT the Director of Planning be advised that Council has no objection to the approval of the Development Permit application for 633 Hornby Street - E.B. Misty's Cabaret for a limited period of time, expiring December 31, 1979, or until the subject site is redeveloped, whichever occurs first.

- CARRIED

(Ald. Rankin opposed)

MOVED by Ald. Puil

THAT the general question of enforcement of fire regulations at cabarets and the appendices to the Manager's report of May 11, 1978, be referred to the Community Services Committee.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)2. Nat Bailey Stadium -  
Parking & Traffic Impact

Council was advised that a representative of the Vancouver Canadians Baseball Club will be available to address Council later this day.

COMMUNICATIONS OR PETITIONS1. Sunset Community Centre  
Renovation Bids

Council considered the following letter, dated May 3, 1978, from the Park Board:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, May 1, 1978:

..."SUNSET COMMUNITY CENTRE RENOVATION - BIDS

The following four bids were received for renovation work estimated to cost \$130,000:

S & B Construction	\$129,836
Omni Construction Ltd.	135,000
Smith Bros & Wilson	140,674
Ballarin Bros. Const.	154,389

The Board has \$165,000 of available capital funds for extensive renovation work in the downstairs area of the Sunset Community Centre.

It was regularly moved and seconded

RESOLVED: That City Council be requested to award a contract on behalf of the Board to the low bidder, S & B Construction, in the amount of \$129,836, subject to approval of the Superintendent.

- Carried."...

MOVED by Ald.Harcourt

THAT the foregoing request of the Park Board be approved.

- CARRIED UNANIMOUSLY

2. Killarney Pool -  
Filtration Renovation

Under date of May 3, 1978, the Park Board submitted the following letter for Council's consideration:

" The following is an excerpt from the minutes of the last meeting of the Board held on Monday, May 1, 1978:

..."KILLARNEY POOL - FILTRATION RENOVATION

Five bids were received for the Killarney Pool filtration renovation project as follows:

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Killarney Pool -  
Filtration Renovation (Cont'd)

	<u>Base Price</u>	<u>Separate Price A</u>	<u>Separate Price B</u>	<u>TOTAL</u>
B & B Plumbing & Heating	\$101,650	\$10,435	\$ 5,500	\$117,585
H.S. Crombie	96,400	23,477	12,935	132,812
Boulevard Plumb- ing & Heating	110,000	16,561	7,500	134,061
McConaghy	115,865	16,230	7,500	139,595
Commonwealth Const.	127,336	17,587	4,497	149,410

Separate Price A to replace pool piping is considered to be essential. Separate Price B is to provide structural piling if required.

\$120,000 is provided in the Board's 1978 Supplementary capital budget for the project.

It was regularly moved and seconded

RESOLVED: That City Council be requested to award a contract on behalf of the Board to B & B Plumbing & Heating in the amount of \$117,585, on the understanding that the \$5,500 price for piling will be deducted if foundations do not require same.

- Carried."...

MOVED by Ald. Harcourt  
 THAT the foregoing request of the Park Board be approved.

- CARRIED UNANIMOUSLY

3. Park Board:  
Budget Reductions

In a letter dated May 3, 1978, the Park Board, by resolution, registered strong protest to Council about the large operating budget cut target allocation, as similar large cuts were not allocated all major civic departments and boards.

MOVED by Ald. Harcourt  
 THAT the above-mentioned letter dated May 3, 1978, from the Park Board be received and filed.

- CARRIED UNANIMOUSLY

4. Lane-paving - 3300 Block  
West 8th Avenue.

Council considered a letter dated May 8, 1978 from Mr. Thomas F.B. Ferguson on behalf of several property owners requesting that Council reconsider a local improvement project to pave the lane in the 3300 Block between West 8th Avenue and West Broadway. The Council on March 30, 1978 had approved the paving of this lane.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Lane-paving - 3300 Block  
West 8th Avenue (Cont'd)

Mr. Ferguson, on behalf of the owners, is requesting Council to reconsider this particular project and not pave the lane.

MOVED by Ald. Marzari

THAT the paving of the lane south of the 3300 Block West 8th Avenue be not proceeded with, and the Council resolution of March 30, 1978 be varied accordingly.

- CARRIED UNANIMOUSLY

5. Request for Council Support -  
Grant Application - B.C.  
Heritage Trust.

In a letter dated May 11, 1978, the Heritage Advisory Committee requested Council to support its application to the B.C. Heritage Trust for \$6,000 to conduct an inventory of the City's heritage buildings. There would be no cost to the City.

MOVED by Ald. Ford

THAT Council support the request of the Heritage Advisory Committee as outlined in its letter of May 11, 1978.

- CARRIED UNANIMOUSLY

6. Night Flights - Vancouver  
International Airport.

In a letter dated May 11, 1978, Wendy Turner, on behalf of a group of concerned citizens, requested to appear before the next Council meeting to discuss the noise at Vancouver International Airport caused by night flights. A letter dated May 16, 1978 from the City Manager, giving certain information on these Night-hawk Flights was also noted.

MOVED by Ald. Rankin

THAT the delegation request of Wendy Turner, contained in her letter dated May 11, 1978, be granted.

- CARRIED UNANIMOUSLY

7. Cedar Cottage N.I.P. Appropriations

Council noted a letter, dated May 12, 1978 from the Cedar Cottage N.I.P. Committee, requesting to appear as a delegation regarding bus shelters - over-run costs, which is the subject of a report from the City Manager, to be considered later this day.

MOVED by Ald. Rankin

THAT the delegation request be granted and the organization be heard later this day when Council considers the relevant City Manager's report.

- CARRIED UNANIMOUSLY

Regular Council, May 16, 1978. . . . . 6.

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Regulation of Shopping Hours

A letter dated May 16, 1978, was recieved from the Gastown Historic Area Planning Committee referring to a meeting of the Standing Committee on Community Services at 1:30 p.m. on May 18, 1978, to discuss shopping hour regulations. The Area Planning Committee requested that four organizations appear as evening delegations when the item comes up before the full Council.

At the suggestion of the Mayor, it was

MOVED by Ald. Gibson

THAT the discussion of shopping hours be considered by the full Council at a future evening meeting.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
MAY 12, 1978

Works & Utility Matters  
(May 12, 1978)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: Subdivision - East 43rd Avenue between Clarendon and Wales Streets
- Cl. 3: Local Improvement on the 'Initiative Principle'
- Cl. 4: Tender - Fire Apparatus
- Cl. 5: Increase in Electricity Rates
- Cl. 6: Cordova Street Extension from Granville to Howe Streets
- Cl. 7: Pavement Repairs - Easement through Finning Tractor North of Great Northern Way

Clauses 1 and 2.

MOVED by Ald. Bellamy

THAT Clause 1 of this report be received for information and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

Local Improvements on the  
"Initiative Principle"  
(Clause 3)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this Clause be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Clauses 4 - 7 inclusive

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in Clauses 4, 5, 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Building & Planning Matters  
(May 12, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Strata Title Application - Conversion  
958 Bute Street
- Cl. 2: Energy Conservation Project/Champlain Heights
- Cl. 3: Cedar Cottage N.I.P. Appropriations

Clauses 1 and 2.

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Appropriations  
(Clause 3)

In considering this clause Council received a delegation from Mrs. Simatos representing Cedar Cottage N.I.P. Committee, who opposed the transfer of funds from Cedar Cottage Neighbourhood Improvement Program to cover the cost of an over-run on the bus shelter account. Mrs. Simatos cited the original cost estimates given for shelter construction and installation, in comparison with the actual costs.

Mr. West, representing the Engineering Department, replied giving the reasons for the over-run.

MOVED by Ald. Gibson

THAT the Cedar Cottage Neighbourhood Improvement Program be charged only \$50,000, the original estimate, for the bus shelter installations and the City's over-run costs of \$13,326.28 be charged against Supplementary Capital funds.

AMENDED  
SEE PAGE 151

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown

THAT Council approve the transfer within the Cedar Cottage Neighbourhood Improvement Program of \$2,018.75 for the over-run in the Commercial Street Tree-Planting Account (#824/2014) from the surplus in the John Hendry Baseball Diamond Account (#824/2012)

- CARRIED UNANIMOUSLY

Finance Matters  
(May 12, 1978)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds) March 1978
- Cl. 2: Charter Amendments
- Cl. 3: Transfer of Zoning Data (only) to Real Estate Board of Greater Vancouver
- Cl. 4: Brief to the Task Force on Municipal Policing Costs
- Cl. 5: Library Automated Circulation System

Clauses 1, 2 and 5.

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, as contained in Clauses 1, 2 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters  
(May 12, 1978) (Cont'd)

Transfer of Zoning Data (only) to  
Real Estate Board of Greater Vancouver  
(Clause 3)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this Clause be approved and there be a further report on the availability of this property data to other organizations.

- LOST (tie vote)

(Ald. Brown, Ford, Marzari, Puil and Rankin opposed)

Brief to the Task Force on Municipal  
Policing Costs  
(Clause 4)

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in this Clause be approved and, when the Mayor meets with the Task Force to present the City's brief and other important related details, Council Members be advised of the date and time of the meeting.

- CARRIED UNANIMOUSLY

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The Council recessed at 4:05 p.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5:20 p.m., with the same Members present, with the exception of Alderman Puil.

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DELEGATIONS

City Archives Proposal -  
Major Matthews Memorial Fund

Council on May 2, 1978, approved the request of Dr. D. H. Breen, Chairman of the City's Archives Advisory Committee, to submit a proposal for Council's consideration and to show appropriate slides.

Dr. Breen introduced some members of the Archives Advisory Committee following which Mr. Norman Young showed a number of historic slides from the Archives' collection. Dr. Breen then read from the Committee's brief which was circulated to Council. The purpose of the brief was to request Council's support for establishing a Major Matthews Memorial Fund to provide a means whereby citizens of Vancouver, as they feel disposed, may provide additional financial support for the development of the Vancouver City Archives.

In the brief, the Committee reviewed the history of the Archives, the collection, its purpose and objectives, its relationship with associated institutions, budget and financial assistance received since 1972 (apart from the City budget). Also in the brief, the Committee requested that Council approve the establishment of the Major Matthews Memorial Fund and indicate its support of the Fund by placing a sum of \$5,000.00 to the credit of this Fund.

MOVED by Ald. Rankin,

THAT Council approve the establishment of the Major Matthews Memorial Fund and assist with its establishment by approving the placement of \$5,000.00 to the credit of this Fund; these monies to come from Contingency Reserve;

FURTHER THAT the Major Matthews Memorial Fund be under the jurisdiction of the Archives Advisory Committee and not form part of the City's regular budget commitment to the Archives.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS

Nat Bailey Stadium -  
Parking and Traffic Impact

Council on May 2, 1978, deferred consideration of a number of recommendations detailed in the report of the Standing Committee on Transportation of April 20, 1978, at the request of Mr. Harry Ornest of the Vancouver Canadians Baseball Club.

Present in the Council Chamber were Mr. Harry Ornest, Mr. H. MacDonald and Mr. I. Blake of the Vancouver Canadians Baseball Club. Mr. MacDonald, Vice-President of the Club, read from a prepared statement in which it was requested that Council defer any decision on the recommendations of the Standing Committee on Transportation until the end of the current baseball season. Mr. MacDonald gave the following reasons:

- the Club has been given permission to charge a parking fee which has been set at 50¢ per car upon recommendation of the Superintendent of Parks
- as far as the Club is aware, patron parking has not caused any problems in the neighbourhood
- the Club has sold many season tickets on the basis of preferred parking being included in the ticket price
- assessment of the parking situation should be made on the basis of a full season's operation.

cont'd....

Regular Council, May 16, 1978 . . . . . 10

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Nat Bailey Stadium - Parking  
and Traffic Impact (cont'd)

The Assistant City Engineer - Traffic Division stated the Engineering Department is presently evaluating parking in the neighbourhood as well as in the lot during baseball games. The survey to date indicates approximately 65% patron parking in the lot and 35% of the patrons parking in the residential neighbourhood. He also stated that the Engineering Department will be relaxing the no parking restrictions on one side of Midlothian Avenue which abuts Hillcrest Park.

Mrs. McDermott, on behalf of the Riley Park Citizens N.I.P. Planning Committee, stated that in addition to the comments in the Committee's letter which was before Council this day, she wished to submit a petition from residents in the 4600 and 4700 Blocks Quebec Street, protesting the parking problems which have been caused by patrons attending games at the Stadium.

During consideration of the foregoing Alderman  
Harcourt left the meeting.

MOVED by Ald. Bellamy,

THAT Council defer action on the recommendations of the Standing Committee on Transportation to the first Council meeting in July, to provide the City Engineer a better opportunity to evaluate the parking situation as it relates to Nat Bailey Stadium.

- LOST (tie vote)

(Aldermen Brown, Ford, Marzari and Rankin opposed)

MOVED by Ald. Rankin,

THAT the recommendations of the Standing Committee on Transportation contained in its report dated April 20, 1978, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 6:10 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gibson,  
Harcourt, Kennedy, Marzari,  
Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (cont'd)

Proposed New No. 14 Firehall -  
Kaslo and Venables Streets

Council on May 2, 1978, agreed to hear representations from Mrs. Susan Renzullo on the matter of the proposed new firehall at Kaslo and Venables Streets.

Mrs. S. Renzullo addressed Council and referred to her letter which had previously been circulated. In her letter, Mrs. Renzullo expressed concern that a firehall on this site would add to the noise pollution already present in the area. She also expressed concern for possible traffic hazards to the students at the adjacent school.

cont'd....

Regular Council, May 16, 1978 . . . . . 11

DELEGATIONS (cont'd)

Proposed New No. 14 Firehall -  
Kaslo and Venables Streets (cont'd)

Deputy Fire Chief Tuning stated it is the policy of the Fire Department not to use the siren until the fire truck is on the main streets if at all possible. He also indicated that there are three other firehalls located in residential areas and the Department has experienced no problems related to them.

Council noted a report dated April 26, 1978, from the City Manager setting out the history and present status of the proposed new firehall at Kaslo and Venables Streets for Council's information.

MOVED by Ald. Gibson,

THAT the report of the City Manager dated April 26, 1978, be received for information.

- CARRIED UNANIMOUSLY

Special Relief - Local Improvements  
(1995 Comox Street)

Council on April 11, 1978, deferred consideration of a clause in a Manager's Report (Works & Utilities) dated April 7, 1978, on Special Relief - Local Improvements, to permit Ms. Murphy, solicitor to address Council on behalf of Mr. P.R.U. Stratton, owner of the property.

Ms. Murphy addressed Council and referred to her letter dated September 14, 1977, which detailed the owner's position in this matter. Mr. Stratton is requesting special relief from the special assessment for the local improvement charges levied against the properties for street pavements and mini-parks in the Stanley Park neighbourhood. Mr. Stratton's property is located at 1995 Comox Street.

Ms. Murphy contended that this property was eligible for special relief as it is technically locked-in by a heritage building on one side and a concrete building, in extremely good condition, on the other side which is not likely to be redeveloped in the near future.

In his report, the City Manager sets out the manner in which the property at 1995 Comox Street deviates from the criteria established for eligibility for special relief. The City Manager submitted for consideration whether Council wishes to grant the owner of this property a relief from the special assessment for local improvement charges and noted that granting this relief would broaden the category eligible for such help and would likely result in further requests.

MOVED by Ald. Gibson,

THAT the owner of the property at 1995 Comox Street be granted a relief of \$261.00 on the 1978 special assessment for local improvement charges.

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Bellamy, Brown, Ford, Harcourt, Marzari,  
Puil, Rankin and the Mayor opposed)

Regular Council, May 16, 1978 . . . . . 12

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters  
(May 12, 1978)

Student - Summer Employment with  
the Property Endowment Fund  
(Clause 1)

MOVED by Ald. Brown,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(May 12, 1978)

The Council considered this report which contains six  
clauses identified as follows:

- Cl. 1: Long Term Lease - Suite 901-2001 Beach Avenue
- Cl. 2: Lease Renewal - 10 Foot Lane Allowance  
1875 - 95 West 7th Avenue
- Cl. 3: Lease Renewal - South 7 feet of N/E Corner of  
12th Avenue and Commercial Drive
- Cl. 4: Rent Review - City-owned Property - S/S Prior  
Street at Dunlevy Avenue
- Cl. 5: Lease of Various Premises in Dick Building  
1482-1490 West Broadway
- Cl. 6: Lease of Building Area, 1830 and 1836 West 5th Avenue

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Rankin,  
THAT the recommendations of the City Manager contained in  
Clauses 1, 2, 3, 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

B. Proposed Rezoning of Two Lots  
in the Kiwassa Neighbourhood

MOVED by Ald. Puil,  
THAT Lot 8, Block 95, D.L. 181 be included in the application  
to rezone Lots 6 and 7, Block 95, D.L. 181;

FURTHER THAT the status of Lot 8 be considered at the Public  
Hearing on this rezoning application.

- CARRIED UNANIMOUSLY

Regular Council, May 16, 1978 . . . . . 13

### STANDING COMMITTEE REPORTS

#### I. Report of Standing Committee on Community Services, May 4, 1978

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Rubbing Alcohol
- Cl. 2: Jericho Hangar No. 5
- Cl. 3: Vancouver Perinatal Health Project
- Cl. 4: D.P.A. - 1412 West Broadway (Grandma's Kitchen)
- Cl. 5: Lifeguarding in Vancouver

#### Clauses 1, 3, 4 and 5

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

#### Jericho Hangar No. 5 (Clause 2)

When considering this clause, Council noted a request from the Studio Five Group to appear before Council to discuss the use of Hangar No. 5 as a low-cost, high-use civic theatre.

MOVED by Ald. Kennedy,

THAT consideration of this clause be deferred to the next meeting of Council and that representatives of the Studio Five Group appear before Council at that time.

- CARRIED

(Aldermen Bellamy and Brown opposed)

#### II. Report of Standing Committee on Planning and Development, May 4, 1978

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Status of Major Development Permit Applications
- Cl. 2: Anchor Point Residential Development  
(1350 Burrard Street)
- Cl. 3: Lease of Waterlot 6924 containing Carrington  
Street Wharf
- Cl. 4: Central Waterfront - Official Development Plan

#### Status of Major Development Permit Applications (Clause 1)

Alderman Harcourt indicated that the Planning and Development Committee would be discussing the proposed development 275 East Cordova Street.

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

#### Clauses 2, 3 and 4

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clauses 2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Regular Council, May 16, 1978 . . . . . 14

STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee  
on Transportation,  
May 4, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Transcontinental Rail Passenger Terminal
- Cl. 2: Joyce Transit Loop

Clauses 1 and 2

MOVED by Ald. Bellamy,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee  
on Finance & Administration,  
May 4, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Captain James Cook Elementary School - Grant Request
- Cl. 2: 1978 Grant Request - Vancouver Art Gallery
- Cl. 3: Cost Sharing of Public Health Services

Clauses 1 and 2

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Cost Sharing of Public  
Health Services (Clause 3)

As requested by the Committee in this clause, a copy of the brief on Cost Sharing of Public Health Services was forwarded to the School Board for comment. Before Council this day was the School Board's remarks on this brief.

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this Clause be approved;

FURTHER THAT the letter dated May 16, 1978, from the School Board be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,

THAT an early meeting be arranged between Council and Vancouver MLA's to inform the MLA's of the contents of the various briefs Council wishes to submit to the Provincial Government, as well as to apprise them of Council's priorities.

- CARRIED UNANIMOUSLY

Regular Council, May 16, 1978 . . . . . 15

DELEGATIONS (cont'd)

Grant Appeals

In accordance with approved procedure, the following organizations made representation before Council to appeal Council's decisions on their grant applications:

(a) Vocational Counselling Service

Dr. W. Black addressed Council on behalf of this organization. He reviewed the history of the Service and outlined the type of service provided by the organization and the increasing need for this type of counselling. (A brief from the organization was previously circulated to Council.)

MOVED by Ald. Rankin,

THAT a grant of \$6,000 be approved to the Vocational Counselling Service.

AMENDED  
SEE PAGE 151

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari and the Mayor opposed)

(b) Social Planning & Review Council of B.C.

Council at its meeting on March 14, 1978, approved a grant of \$9,540.00 to S.P.A.R.C. Miss Joan Dickenson addressed Council and spoke to the brief previously circulated requesting an additional grant of \$13,616.00 to the organization. Miss Dickenson outlined for Council's information the activities of the Committee on Aging.

MOVED by Ald. Ford,

THAT an additional grant of \$6,000 be approved to the Social Planning & Review Council of B.C.

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

(c) God's Rescue Mission

Rev. Melinda Thorne addressed Council and requested that an additional grant of \$10,000 be approved to God's Rescue Mission. In a letter dated May 8, 1978, (previously circulated), Rev. Thorne outlined the activities of the Mission. Rev. Thorne expanded on her letter and introduced several supporters of her grant appeal.

MOVED by Ald. Bellamy,

THAT an additional grant of \$2,800 be approved to God's Rescue Mission.

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Brown, Ford and Puil opposed)

(d) Vancouver Status of Women

Ms. Lee Grills spoke to the brief previously circulated and requested that Council reconsider its decision not to approve a grant of \$13,318 to the Vancouver Status of Women.

Ms. Betty Green spoke in opposition to the grant appeal and submitted a petition from 458 fellow citizens who were also opposed.

cont'd....

Regular Council, May 16, 1978 . . . . . 16

DELEGATIONS (cont'd)

Grant Appeals (cont'd)

Vancouver Status of Women  
(cont'd)

MOVED by Ald. Brown,

THAT a grant of \$22,356 be approved to the Vancouver Status of Women to fund two program development workers including fringe benefits.

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Marzari,

THAT a grant of \$11,000 be approved to the Vancouver Status of Women.

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Ford,

THAT a grant of \$7,000 be approved to the Vancouver Status of Women.

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

(e) Greater Vancouver Information  
& Referral Service

Mr. W. Charles Keast, Chairman of the Board of Directors of the Greater Vancouver Information & Referral Service, spoke to the brief previously circulated and requested Council to reconsider its decision not to approve a grant to this organization. In addition, Mr. Keast read a letter of support for the grant appeal from the United Way.

MOVED by Ald. Marzari,

THAT a grant of \$15,525 be approved to the Greater Vancouver Information & Referral Service.

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Bellamy, Brown, Ford, Gibson, Kennedy  
and the Mayor opposed)

MOVED by Ald. Gibson,

THAT Council purchase from the Greater Vancouver Information & Referral Service, for distribution, 500 copies of its publication 'Directory of Services' at a cost of \$13.00 per copy.

(Notice)

Notice was called by Alderman Puil on the above motion and the Mayor ruled this to be in order. The Mayor's ruling was challenged by Alderman Harcourt and the question was put to Council "shall the ruling of the Chair be sustained".

The decision of the Chair was sustained with Aldermen Brown, Ford, Harcourt, Marzari and Rankin opposed.



Regular Council, May 16, 1978 . . . . . 17

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND THE OFFICIAL  
DEVELOPMENT PLAN BY-LAW NO. 4812  
(Granville Island)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Puil and Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Puil and Rankin opposed)

2. BY-LAW TO AMEND BY-LAW NO. 4848,  
BEING THE WATER WORKS BY-LAW

MOVED by Ald. Gibson,  
SECONDED by Ald. Puil,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,  
SECONDED by Ald. Puil,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, May 16, 1978 . . . . . 18

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (S/W Main Street at Terminal  
Avenue - Landscape Setback)

MOVED by Ald. Rankin,  
SECONDED by Ald. Brown,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Brown,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy, Marzari and the Mayor were excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Area to the West of the  
Quebec/Columbia Connector & N/W  
Corner Main and Terminal)

MOVED by Ald. Rankin,  
SECONDED by Ald. Brown,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Brown,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy, Marzari and the Mayor were excused from voting on this By-law)

MOTIONS

- A. Closing, Stopping Up, Conveying to  
Abutting Owner and Consolidation  
(E/S Oak Street, South of S.W.  
Marine Drive)

MOVED by Ald. Ford,  
SECONDED by Ald. Marzari,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) Those portions of Lots "D", "E" and "F" included in Explanatory Plan 6131 except portions of Lots "D" and "E" included in Explanatory Plan 6132, Lot 18, Blocks "C", "D", "Y" and "Z", District Lots 319, 323 and 324 Plan 3408 were established for road under filing 22178;
- (3) The said portions of Lots "E" and "F" are no longer required for road;
- (4) The abutting owner wishes to acquire the said portions of Lots "E" and "F";

THEREFORE BE IT RESOLVED THAT all those portions of Lots "D", "E" and "F" included in Explanatory Plan 6131 except portions of Lots "D" and "E" included in Explanatory Plan 6132, Lot 18, Blocks "C", "D", "Y" and "Z", District Lots 319, 323 and 324, Plan 3408, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 26, 1978, and marginally numbered LF 8598, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the road so closed be consolidated with the abutting Amended Lot "F" (see 215317-L) of Lot 18, Blocks "C", "D", "Y" and "Z", District Lots 319, 323 and 324, Plan 3408, to form one parcel.

- CARRIED UNANIMOUSLY

- B. Closing, Stopping Up and Adding  
to Balance of City-owned Lands  
(S/E Corner 12th Avenue and St.  
Catherines Street)

MOVED by Ald. Ford,  
SECONDED by Ald. Marzari,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The North 7 feet of Lots 1 and 2, Subdivision "A", Block 173, District Lot 264A, Plans 501 and 1771 was established for road under filing 40088;
- (3) The North 7 feet is no longer required for road widening;

THEREFORE BE IT RESOLVED THAT the North 7 feet of Lots 1 and 2, Subdivision "A", Block 173, District Lot 264A, Plans 501 and 1771 be closed, stopped up and added to the balance of said City-owned lots 1 and 2.

- CARRIED UNANIMOUSLY

Regular Council, May 16, 1978 . . . . . 20

MOTIONS (cont'd)

C. Allocation of Land for Lane Purposes  
(S2' of Lot 6, Block 210, D.L. 526,  
Plan 1058)

MOVED by Ald. Ford,

SECONDED by Ald. Marzari,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 6, Block 210, District Lot  
526, Plan 1058;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Heritage Officer

MOVED by Ald. Kennedy,

THAT WHEREAS the City Council, through its Finance Committee, has been labouring for some time with departments with a view to effecting economies wherever possible;

AND WHEREAS some departments, including the Planning Department, are required to report to Council with respect to budget reductions;

AND WHEREAS the Council has been endeavouring to maintain taxes at as low a point as possible, and to a large extent succeeded this year;

AND WHEREAS, contrary to the above, the Council on May 2, 1978, passed the following motion:

"THAT approval be given to the position of a Heritage Officer for the purpose described in the Heritage Advisory Committee's letter of April 27, 1978, at an estimated cost of \$13,883, charged to Contingency Reserve, and that auto allowance be provided if required.";

AND WHEREAS the foregoing action of Council will result in an additional expenditure for 1978 of \$13,883, without any reference to possible support staff;

THEREFORE BE IT RESOLVED THAT the aforementioned resolution of Council dated May 2, 1978, be rescinded.

(Notice)

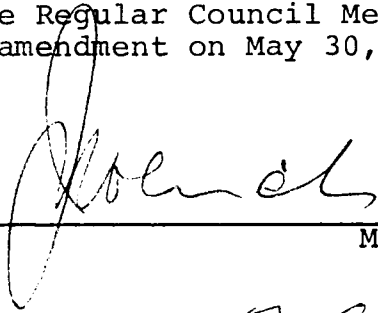
Notice was called on the foregoing motion and recognized by the Chair.


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The Council adjourned at approximately 9:45 p.m.

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The foregoing are Minutes of the Regular Council Meeting  
of May 16, 1978, adopted after amendment on May 30, 1978.

  
MAYOR

  
CITY CLERK

DATE May 9, 1978

TO: Vancouver City Council  
 SUBJECT: Local Improvements 'by Petition'  
 CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Council on February 14, 1978, dealt with a large group of local improvements by Petition and with the related matter of the heavy demands of these programs on Supplementary Capital funds. It requested that we report on the matter, 'including means by which these (programs) could be cut back in future years.' This report contains various options Council can take in slowing down local improvements.

At the Supplementary Capital Budget review, Council decided not to provide funds for carrying out street, lane and other works which have been petitioned for already and will be coming up at the June Court of Revision. Options open to Council are to defer the works until next year, or to provide advance funds from the Basic Capital Budget future years' allotments. This report also deals with this matter.

The system of carrying out street works under local improvement by petition has been used by the City of Vancouver for 90 years. Local improvement procedures are used throughout the world and, in North America, form one of the most important ways through which improvements of all sorts are provided in urban areas. All neighbouring municipalities utilize the system.

The local improvement system has much to recommend it. It is citizen participation. It is local decision-making. The proponents of works support their case with a willingness to pay their share of the cost. This ensures that frivolous demands are not made of the City, since petitioners have a significant cost of their own to face. Since two-thirds of all properties affected and 50% of the assessed value must be in agreement with the project proceeding, there is no doubt that the local improvement procedure represents the will of the majority of local residents. There is no possibility that small local groups or civic staff can impose their will on the majority of the people affected. The procedure has been used equally by all parts of the City. It is a most fair and equitable procedure which has stood the test of many years and is responsible for a large portion of the amenity existing in the City.

In the past, the City has always found the funds necessary to honour the City's share of the petitioned works. Even in 'pay-as-you-go' years, sufficient Supplementary Capital funds were found to carry out the necessary works. The Five-Year Plan was approved in plebiscite, largely because of its local improvement content. However, the Plan did not provide adequate funds to meet all of the expected petitions and this was done on purpose to keep the Plan as small as possible, with the expectation that Supplementary Capital would be able to meet the excess petitions, as had always been the case in previous years. This year, the funding requirement was not quite met. The following report will show Council what sorts of demands can be expected in the future and how, if Council wishes, the demand can be reduced. It may be that when Council sees the projections of demand which are currently at a peak level, Council may not wish to reduce petitions.

#### RESIDENTIAL LANES

For many years, residential lanes presented a mud problem in the winter and dust problems in the summer. Maintenance costs were high and these came directly out of the Revenue Budget each year. To keep down the dust during

- 2 -

the summer months, property owners were provided an oiling service wherein the City oiled dusty lanes at a charge to the Property Owner which partially covered the cost of the service. There was never enough service of this type during dusty periods and, in addition, the oiling of lanes created all sorts of problems with tracking of asphalt into houses, etc. Council finally decided that a program of lane improvement better fitting an urban area of this size should be undertaken by the City and directed the Engineering Department to institute such a service. This was done, designs were altered, capital costs reduced and a cost-sharing arrangement was adopted by Council, wherein lanes could be improved under the local improvement procedure at rates which would not be onerous to the residents and which would approximately cost the City what its higher maintenance on unimproved lanes was.

Petitions are currently in the order of 250 blocks per year, but the peak demand has been passed and demand is dropping in accordance with expected trends (see graph).

The funding problem arises in the program for paving of lanes in residential (one- and two-family) districts. We will deal with this program first and then discuss the other types of work.

The funding problem for Residential Lanes has two causes:

- (a) The number of petitions far exceeds the number provided for in the Five-Year Capital Plan.
- (b) With that increase, the costs of ditch elimination in the lanes paved is much more than can be borne by the maintenance accounts.

With respect to the number of petitions, the attached graph is of interest. It shows (broken line) the program for local residential streets and (solid line) the residential lane program, both plotted from the year in which the program began. This suggests that the lane program may drop off to a more manageable level in the next few years and that we should not over-react. The funding problem for this year has been met except for \$190 000; some slowing down may be appropriate.

#### Ditch Elimination

The matter of ditch elimination has been reported on before, but in summary:

There has been a program of eliminating lane ditches wherever possible for some years. This was funded from the Revenue (maintenance) Budget, since the object was the reduction of maintenance costs. When the Residential Lane Paving Program was established in 1972, we anticipated that there would be some proportion of the blocks where side ditches had to remain, so the local improvement was to be only the work which would be done in every lane - the 14-foot center strip. Ditch elimination would continue to be done where possible, using maintenance funds.

Over the five years, we have found that the ditch elimination part of the job is very important to the Property Owners. In many cases people seem more concerned about having the sides of the lane 'cleaned up' than they are about the center. We will leave a grass verge where the Property Owner wishes to retain it and will undertake to maintain it, but in our experience these are very few.

In the five years, also, we have not found a lane where we had to leave the ditches. In many cases, however, the ditch elimination is relatively expensive because provision is made for drainage from the adjoining properties. Over the years many lots which slope to lane have drained their backyards and garages to the lane ditch. Ideally this drainage should be carried to the sewer but, in most cases, this would cost the Property Owner many times the cost of the lane paving. We have tried various methods of handling this drainage from private properties and have arrived at what we feel is the best balance between reducing the cost of the work and creating drainage problems on the property. This accepts the water from the property into the lane drainage but, after a heavy rain, may take some time to do so. This has been a source of complaint. Thus, ditch elimination has been a major cause of increasing the City share of lane improvements from the original 50% and is a major justification now for increasing the property owners' share as described in item 4 below.

### Possible Approaches to the Problem - Residential Lanes

1. One means of holding the program within a set total of City funds would be to refuse petitions and advance projects only 'on the Initiative.' The difficulty would be in choosing which blocks to advance from the large number where the people wish the improvement. It would also be a departure from the long-standing policy that petitions have priority over initiatives. We do not recommend this change.
2. The City's share of the cost could be substantially reduced by building only the 14-foot strip paid for by the Property Owners and leaving ditch elimination to follow as funds become available. In view of the importance which most Property Owners attach to this part of the work, we do not recommend this change.
3. The City could simply decide to honour petitions only up to a set total of City's share and let the balance await a future year. We have, in the past, carried some petitions forward to the next year - the last time being 1976 (the 'Pay-as-you-go' year between Five-Year Plans). The scale of the backlog and the length of delay, however, must be considered. If funds had not been found for all of the March Court petitions (either in Supplementary Capital or by bringing forward Five-Year Plan funds), we would already have petitions enough to make up the 1979 and part of the 1980 programs (assuming the rate of petitioning and the funding restrictions continued). By about the end of 1978, we would be starting to collect petitions for the 1982 program. Advancing these petitions after a three-year delay would create many problems over changes in ownership, changes in rates and changes of heart. If a moratorium is to be placed on the program, it would better be applied at the start of the procedure - by holding up the issuance of petitions until the backlog is cleared. We propose this as a second measure to be implemented if the next alternative, 4, does not have sufficient effect.
4. The Property Owners' share of the cost can be increased. Since the ditch elimination has been added to the original concept of a 14-foot centre strip, we propose that the Property Owners should pay for the full width of asphalt surfacing instead of for only 14 feet. This would increase the Property Owners' cost by about one-half - the cost to a 33-foot lot from the present \$10.50 per year to about \$16.00 per year. This change will have the double impact of discouraging petitions and also of reducing the City's share and so making the available City funds cover more projects. It is our principal recommendation.

In summary then, we propose:

- (a) That the residential Property Owners' share of lane paving be increased so that they pay for the full width of asphaltic surface. This will amount to an increase of about 50% in the Property Owners' rate.
- (b) That any moratorium on the Residential Lane Paving Program be applied by withholding petition forms and that this step not be considered until the effect of 'a' is known.

### SPEED DETERRENT BUMPS

These are part of the Residential Lane Paving Program in that the City's share comes from the lane paving allocation. At present the cost-sharing is:

Residential:	City 2/3	Property Owners 1/3
Higher Zones:	City 1/3	Property Owners 2/3

The total City's share is not large, \$41,000 in 1978, but still enough to pave another 8 lanes (at the new cost-sharing). The residential Property Owners' cost is only \$1.65 per year on a 33-foot lot - almost a nuisance charge. It would be appropriate for the Property Owners to pay the full cost of Speed Bumps. We do not recommend making the change at this time because we have an overall review of Speed Bumps underway and will be reporting on their effectiveness, their cost and associated problems.



### LOCAL RESIDENTIAL STREETS

In the Paving and Curbing of Local Residential Streets, the Property Owners pay for the Curb and Cutter and the City pays for the surface between. The amount of surfacing varies with the cross-section, profile and strength of the existing roadway but averages 2 inches of asphalt over the 24'4" width (27 feet less two gutters).

When the program began in 1963, the Property Owners paid almost 50% of the cost - with shifts in prices this has dropped to about 35%. This suggests some increase in the Property Owners' share.

If the Property Owners paid for this (average) two inches of asphalt, their cost would increase by about one-third - the cost to a 33-foot lot from the present \$49.50 per year to about \$66.00 per year. The cost-sharing would be about 45% Property Owners, 55% City.

If the Property Owners paid for the equivalent of one inch of asphalt, their cost would increase by about one-sixth - the cost to a 33-foot lot from the present \$49.50 per year to about \$57.50 per year. The sharing would be about 40% Property Owners, 60% City.

It should be noted that the program for Local Residential Streets is not exceeding its Five-Year Plan allocation. The object of changing the cost-sharing would be to reallocate funds to lanes. This program (see the attached graph) began in 1963 and grew rapidly to over 250 projects/year. It dropped off almost as rapidly and now is running about 70 projects year. If this rate continues, it will take between 15 and 20 years to finish the program or 30 to 35 years from the start. This program was undertaken because the improvement of Local Residential Streets was progressing at a rate which would have taken 800 years. We do not wish to return to that.

There are also two philosophical objections to having the Property Owners pay for the asphaltic surfacing. It is noted above that the asphalt averages two inches. There will be some blocks, however, where the amount of asphalt is less than even the one inch. Owners on such a block could complain about paying for more than goes into their block. The second point is that the surfacing is minimal and some areas do fail (and are promptly restored). It is comforting to the Property Owners to be assured that they are not paying over fifteen years for something which does not last.

Because of these points, we do not recommend a change in the cost-sharing on Local Residential Streets. If the Property Owners' share is increased, it should be by the smaller amount - the equivalent of one inch of asphalt over 24 feet 4 inches of width. The demand on supplemental capital is not large from streets.

### HIGHER-ZONED STREETS

In paving streets in Multiple-dwelling, Commercial and Industrial Districts, the City pays for one inch of the asphalt surface (as well as any thickness over the local need). This contribution was adopted in 1963 as being vaguely equivalent to the surface which the City provides in residential districts. If the residential properties are to pay for one inch of asphalt, there is no longer justification for this contribution in the higher zones. The increase in these Property Owners' rates would be 6% to 7%.

### IMPACT

We can calculate the effect of the changes discussed above on Property Owners' rate and thus on City's shares. We cannot predict the impact on the number of petitions although it should surely be a reduction. We do not know what other factors will apply in the next year. The graph suggests that a drop in lane petitioning will occur this year or next. To give some scale, however, we have calculated the impact which the various changes in cost-sharing would have had had they applied to the group of petitions dealt with at the March 30th Court of Revision.

- Residential Lanes (PO's pay full width of asphalt)	\$250 000
- Speed Bumps (PO's pay full cost)	41 000
- Residential Streets ( PO's pay for 1 inch of asphalt)	66 000
- Higher-zoned Streets (PO's pay 1 inch more asphalt)	7 000

If the change in cost-sharing had reduced the number of Residential Lane petitions by 25%, the City's cost would have been reduced by a further \$340 000 for a total reduction, in lanes, of \$590 000. Thus, for 1979 these measures might reduce the demand on supplemental capital for lands from about \$1 400 000 to \$800 000.

#### IMPLEMENTATION

Changes which reduce the Property Owners' cost are easy to implement, but when increasing their cost, we have to remember that the Local Improvement process starts when we send the petition form to one owner and information sheets to the others. They decide whether or not to support the project on the basis of that information. Rates quoted are clearly marked as subject to change, but this is intended to cover inflation, not a change in the cost-sharing formula. It would be unfair to have a petition circulated under one set of rules and then to proceed with the work under a new set. For that reason, we propose the following steps to implement the changes:

- (a) Petitions on hand when the change is decided upon should be dealt with under the present rules;
- (b) Persons circulating petitions when the change is decided upon should be given a deadline for submitting their petitions under the present rules;
- (c) Petitions circulated under the present rules but submitted after the deadline should be processed under the new rules. Property Owners should be notified of the change. Where appeals are made, Council could instruct us to ballot the Owners;
- (d) No petitions (for types of work affected by changes) should be issued in the time between the change being decided upon and the deadline.

The later the deadline is set, the less complaints it will engender - but its effect will be delayed. A recent group of petitions has been checked. The circulation time ranged from 4 days to 26 months. The average was three months and 82% were returned within four months. On this basis, we propose July 31, 1978, as the deadline for petitions under the present rules. It must be realized that the changes will have only partial impact on the 1979 program, even if the changes were effective immediately.

#### 1978 STREET AND LANE PETITIONS - JUNE COURT

About \$459 000 worth of streets and lanes have been petitioned and will be before the June Court of Revision. In 1978 Supplementary Capital Budget no funds were provided to carry out this work in 1978. It is not possible to apply the above suggested sharing changes to these petitions, and it would not be equitable to do so. As noted in the report above, sharing changes should start in August and all petitioners should be advised well in advance of circulating petitions. Accordingly, there are two choices open to Council with regard to the June Court of petitions:

- (a) Advance funds from later years of the Five-Year Plan and carry out the work in 1978.
- (b) Defer the work until 1979;

Since these petitions were submitted in 1977, deferring the work until 1979 would not be popular. In addition, administrative problems related to changing costs and other matters would complicate the situation. We would recommend that these works be met by bringing forward funds from later years' allocations, according to Option (a). Reductions in work could then start in future years, as per the above report. If the recommended cost-sharing changes are made, then the demand may be considerably lower and this, coupled with the decreasing trend, would probably significantly reduce the problem next year as compared to this year. Option (a) is, therefore, recommended.

I recommend:

- (a) that on Local Improvements for Lane Paving, Residential Property Owners pay for the full width of asphaltic pavement instead of the present 14 feet;
- (b) that no change be made in the cost-sharing on Local Improvements for Speed Deterrent Bumps, pending the further report;
- (c) that no change be made in the cost sharing on Local Improvements for Street Paving and Curbing, Residential Zones.
- (d) that no change be made in the cost-sharing on Local Improvements for Street Paving and Curbing in Multiple Dwelling, Commercial and Industrial Zones.
- (e) that the change set out in (a) not apply to projects 'by Petition' where the petitions are filed with the City Clerk, sufficiently signed, before August 1, 1978, and not apply to any project 'by Petition' or 'on the Initiative' undertaken by Council before that same date;
- (f) that the Director of Legal Services be requested to bring forward amendments to the Local Improvement Procedure By-law to implement (a) and (e) above;
- (g) that the City Engineer be instructed not to issue any Petition Forms for Residential Lane Paving between the date the changes are approved by Council and August 1, 1978. Further that the City Engineer be instructed to notify any person currently circulating petitions for this type of work of the change and of its effective date.
- (h) that a moratorium on issuing Petition Forms be considered in the future if the backlog of petitions significantly exceeds available funding."
- (i) that funds be brought forward from later years of the Five-year Capital Plan to honour the petitions coming before the June, 1978 Court of Revision."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 71

RR1(i)

MANAGER'S REPORT

DATE May 5, 1978

TO: Vancouver City Council  
SUBJECT: Local Improvements by "Petition"  
CLASSIFICATION: RECOMMENDATION

First Step

The City Engineer reports as follows:

"General"

As required by the Local Improvement Procedure By-law, projects for:

- Pavements and Curbs, Higher Zoned
- Pavements and Curbs, Local Residential
- Lane Pavement, Higher Zoned
- Lane Pavements, Local Residential
- P.C. Concrete Sidewalks
- P.C. Concrete Sidewalk on School Collector Street
- Speed Deterrent Bumps (in lanes),

shown on the attached schedule dated May 5th, 1978 are advanced to Council by 'Petition'.

Capital Funds

Funds for the City's share of the following types of projects are available in 1978 and prior Basic Capital Budgets:

- Local Streets - Higher Zones
- Lane - Higher Zones

Petitions for the following works exceed what is provided for in the Five-Year Capital Plan:

- Local Streets - Residential
- Lanes - Residential
- Speed Deterrent Bumps (in lanes)
- Sidewalks

In previous years, the excess petitions were provided for from Supplementary Capital sources. This year, some of the excess petitions were provided for from Supplementary Capital, but the amounts required for the June Court of Revision were not provided. Of the \$487,294 City's share required to carry out these works, \$459,094 is not provided for in the Five-Year Plan. The City has two options in dealing with this matter:

- (a) The works can be constructed and paid for by advancing money from future years in the Five-Year Plan.
- (b) The petitioners can be told that insufficient funds are available to do works in their blocks and the work put off until next year.

We recommend that (a) be approved by Council as there is no advantage in deferring the works until next year.

The City Engineer will give a Report Reference outlining the trends in petitioned works, what the demands are likely to be next year, and what funding is likely to be required from Supplementary Capital. In addition, the Report Reference will outline means of slowing down the petition process if Council so desires. The Report on Local Improvements by Petition which is before Council today covers these matters and should be dealt with first."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 5th, 1978.

- 2 -

The estimated total cost of these improvements is \$718,998, and the City's share of the cost is \$487,294. The \$487,294 is made up of \$459,094 which constitutes an advance from future years of the Five-Year Plan, and \$28,200 from Basic Capital Budget. Of this \$459,094, \$264,787 is for streets, \$188,791 is for lanes, and the remainder is for walks. I would remind Council that there was some discussion regarding the possibility of deferring the works requiring the use of borrowing authority from future years.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to approval of the 1978 Basic Capital Budget - Streets, including the bringing forward of funds from the later years of the Five-Year Capital Plan."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) The following street be designated as a School Collector Street for the purpose of Part 1 of the Local Improvement Procedure By-law.

Slocan Street, Napier Street to William Street

- (c) The Court of Revision for the projects listed in the attached schedule dated May 5th, 1978 be held at 7:30 p.m., Thursday, June 22nd, 1978.

FOR COUNCIL ACTION SEE PAGE(S).....71.....

MANAGER'S REPORT

April 26, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: PROPOSED NEW #14 FIREHALL - KASLO AND VENABLES

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"It is intended that this report be for Council's information in connection with a delegation of citizens appearing before Council.

The existing #14 Firehall at Cambridge and Slocan is about seventy years old. Aside from being uneconomical to maintain or renovate, it is poorly located in its district.

After a thorough search of properties in the area, the old Engineering Yard at Kaslo and Venables was chosen for the following major reasons:

- It required no displacement of homes or business
- It is centrally located to the fire protection district
- It provides good access to arterial routes
- It is zoned M-1 and is City-Owned.

On July 12, 1977 Council approved the subject site for the new #14 Firehall, and authorized the demolition of the old City Works Yard buildings. At the same meeting an Architect was appointed. Preliminary plans were prepared and a Development Permit applied for on September 29, 1977. Sixty-four neighbouring property owners were notified of the application and eight objections were received. After receiving advice from the Development Permit Staff Committee the Director of Planning on January 9, 1978 approved the Development Permit.

Subsequently, appeals to the Board of Variance were filed by neighbouring property owners (6).

At a meeting on April 19, 1978, the Board of Variance heard the residents and representatives of the City staff, and refused the appeal, allowing the Development Permit to stand.

We have discussed the matter with the Law Department and although it appears that Council cannot overrule the decision of the Board of Variance, it can, as an Owner, simply reverse its earlier decision for a firehall to be built on this site. It should be noted, however, that since the area receiving protection from this firehall is residential, it is most unlikely that any alternate site can be found that will have as few complaints as have been generated by the selection of this particular site."

The City Manager submits the foregoing report of the Director of Permits & Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 79 & 80

UB 1 (i)

MANAGER'S REPORT

May 11, 1978

TO: Vancouver City Council

SUBJECT: 633 HORNBY STREET (E.B. MISTY'S CABARET) AND REVIEW  
OF OTHER CABARETS IN VICINITY WITH REFERENCE TO  
COMPLIANCE WITH FIRE SAFETY REGULATIONS

CLASSIFICATION: RECOMMENDATION

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At the Council meeting of May 2nd, 1978, dealing with the application for the renewal of the development permit for Misty's Cabaret, 633 Hornby Street, Council was informed that a number of charges have been laid against the operators of this cabaret by the Fire Department for violation of the Assembly Hall Regulations over the past year, including overcrowding. The owner stated that his cabaret was not overcrowded and presented a copy of a plan approved by the Fire Marshal to substantiate his claim. The capacity of the cabaret quoted in the report to Council did not agree with the approved plan presented by the owner. Council then directed, "that this matter be deferred to the next meeting of Council and, in the meantime, the City Manager report on the size of the cabaret and the permitted occupancy, as well as on whether this cabaret has met all the requirements of the provincial fire regulations and the city Fire By-law; further, that the report include a review of other cabarets in the vicinity of Misty's with particular reference to compliance with fire safety regulations."

Misty's - 633 Hornby Street

The Chief Fire Prevention Officer reports that a review has been carried out of the plans and approvals of Misty's Cabaret with the Fire Marshal. The Fire Marshal is prepared to accept both areas of the cabaret as one occupancy, provided that there is free access to all exits. This will require some slight modifications to the exit signs and the plans submitted to the Fire Marshal will require some updating to properly record alterations made in the cabaret that are not recorded on the approved plans. This will provide for a total capacity in the cabaret of 331 persons for a total floor area of 3972 square feet. Previously, the two areas had been considered separately from a capacity viewpoint.

In addition to these requirements, the management has been informed that separate detailed plans of the seating in this cabaret must be submitted to the Fire Warden's Office, clearly illustrating proper access routes to the exits. This will require the removal and rearrangement of tables and chairs presently blocking the main 12 foot exit.

There is also a high degree of combustible material in the decor of this cabaret in the form of compressed cork board on the ceiling with some burlap covering beams and an overlay of small dimensional wooden decorative material. A flame test conducted on the premises indicates that this material will not meet current flame spread rating requirements and will, therefore, have to be treated with an approved fire retardant.

The management has also been instructed to check the draperies in the premises for fire retardancy and have them treated if necessary.

Council may be interested in a police report of an inspection made Friday, April 28th, 1978, which contains the following statement:

"Misty's, 633 Hornby Street, lineup waiting to get in. Inside was so crowded, it was nearly impossible to move. Obviously overcrowded, although we didn't attempt to take a head count."

Two other cabarets were also mentioned and it is evident that overcrowding is a problem in several cabarets.

Cont'd.../2

Other Carabarets

A resume of other cabarets in the vicinity of Misty's, with their behavioral patterns with respect to compliance with fire regulations is contained in Appendix "A", with details of infractions in Appendix "B" in the case of those charged. It may be noted that there are a number of cabarets in the remainder of the downtown area which have a history of similar charges.

The Fire Chief submits the preceding report for Council's information."

The City Manager comments that the development permit for Misty's is only arising as an issue because the Club's exit stairway is on a different land parcel than the Club itself, and as a consequence the original permit was only issued for a year. (All the requirements for issuance of a development permit have been met previously; a permit was issued until the end of 1977.)

The Director of Legal Services has advised me that it is inappropriate to use the development permit process as an operational control, and that either action through the Courts or by suspension of the license is the appropriate tool.

The City Manager RECOMMENDS:

- A) That Council make its decision with respect to the development permit on the basis of the use as a cabaret and liquor outlet;
- B) That the general question of enforcement of fire regulations at cabarets and the appendices to this report be referred to the Community Services Committee.

FOR COUNCIL ACTION SEE PAGE(S) 71



MANAGER'S REPORT, MAY 12, 1978 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/ authorized City Officials:

1978 Microfilming Requirements  
Supply & Delivery of Copper Water Tube  
Walkway Luminaires and Poles  
Automotive Equipment - Bearings and Seals  
Meters for Waterworks Service  
Manufacture & Supply of Decorative Street Banners  
Bolts, Nuts, Washers and Fasteners  
Polyethylene Pipe  
Portland Cement  
Portable Radio Batteries

Copies of the details of these Tender awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Subdivision - East 43rd Avenue, between  
Clarendon and Wales Streets

The City Engineer reports as follows:

"The subject parcel of land, which abuts the north side of East 43rd Avenue from the lane east of Clarendon to a point 330 feet east, has recently been subdivided. Sewer and water installations have been completed in accordance with the requirements of the Subdivision Control By-law, and the developer will be paying for a sidewalk in front of the new subdivision. Housing construction is underway on five of the ten lots.

Other street improvements (curb, gutter and pavement) are also required under the Subdivision Control By-law; however, they are only required on the north side of the street abutting the development. It is more practical if these improvements are constructed on both sides of the street at the same time. It is also desirable to install the new curb and gutter and pavement on 43rd Avenue west of the subdivision so as to provide continuity along the entire block to Clarendon Street. The developer has agreed to pay for the property owner's share as if the project were completed as a local improvement.

The City's share of this work will be the same as under a local improvement and is estimated to be \$18 000. (This includes 330 ft. of school property on the south side of 43rd Avenue, across from the subdivision, which is not assessable for local improvement.).

Funds for this work are available in the 1977 Streets Basic Capital Budget and were reserved early in 1977 as negotiations for the development were in progress.

Accordingly, it is recommended that \$18 000 be appropriated from Account No. 148/7941 to pay for the City's share of improvements to 43rd Avenue from Clarendon to 330 ft. east of the lane east of Clarendon."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

MANAGER'S REPORT, MAY 12, 1978 . . . . . (WORKS: A1 - 2)

### 3. Local Improvement on the "Initiative Principle"

#### First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-Law, a project for Pavement and Curbs, Downtown Streets, on

Quebec Street from 2nd Avenue to the S.P.L. of Lot 1, D.L. 196, 541, 2037, 4670 and 4677, Plan 15452, on the west side, and from 2nd Avenue to a point approximately 18.33 feet N. of the S.P.L. of Lot D, D.L. 196 and 2037, Plan 12898, on the east side, (i.e., to a line about 890 feet north of Terminal Avenue) AND Terminal Avenue, from Quebec Street to Main Street

is advanced to Council on the 'Initiative Principle.'

#### Capital Funds

Funds for the City's share of this improvement are available in the 1978 Streets Basic Capital Budget."

#### Second Step

The Director of Finance submits the following report on the financial arrangement:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 5, 1978.

The estimated total cost of this improvement is \$382 000 and the City's share of the cost is \$282 013.

I have to report that the necessary financial arrangements can be made to carry out this work subject to approval of the 1978 Streets Basic Capital Budget."

The City Manager has decided that it is desirable to undertake the project referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for this Local Improvement Project be declared assessable.
- (c) The Court of Revision for this project be held at 2:00 p.m., Tuesday, July 11, 1978.

### 4. Tender No. 39-78-1 Fire Apparatus

The City Engineer, Fire Chief, and Purchasing Agent report as follows:

"Tenders for the above were opened on February 20, 1978 and referred to the City Engineer, Fire Chief and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Bid numbers refer to the order of the bids in ascending order of price. Local content changes the order of two bids in Item 1, but does not effect the overall low bid recommended.

Funds for this purchase are provided in the 1978 Supplementary Capital Budget.

This tender called for the supply of one unit in each of the following items:

cont'd.....

MANAGER'S REPORT, MAY 12, 1978 . . . . . (WORKS: A1 - 3)

Clause No. 4 continued:

Item 1 - 1050 IGPM Triple Combination Pumper Truck

Item 2 - 100 foot Aerial Ladder Truck

Item 3 - 100 foot Aerial Ladder Truck c/w 650 IGPM Pump

Five different suppliers offered bids for item 1, and two suppliers offered bids for items 2 and 3. Only one supplier offered a quantity discount. Howard Distributors Ltd. offered a \$12 000 quantity discount if they are awarded all items, and this discount produces the overall low bid.

The bidders claimed varying percentages of local content and offered different price allowances for alternate transmissions and for drive-out delivery. However, Howard Distributors Ltd. is overall low bid with or without consideration of local content, transmission options or drive-out delivery.

The bid from Howard Distributors Ltd. for all three units provides a total savings of \$6 320.54 over an award made up from the low bid in each item.

We, therefore, recommend acceptance of the overall low bid submitted by Howard Distributors as follows:

Item 1 - 1050 IGPM Triple Combination Pumper

Price	\$ 78 816.22	
Less reduction for drive-out -	1 500.00	77 316.22

Item 2 - 100 Ft. Aerial Ladder Truck

Price	\$150 684.24	
Less reduction for Altern-		
ative transmission . . .	1 651.00	
Less reduction for drive-out -	1 500.00	147 533.24

Item 3 - 100 Ft. Aerial w/650 IGPM Pump

Price	\$159 014.24	
Less reduction for Altern-		
ative transmission . . .	1 651.00	
Less reduction for drive-out	1 500.00	155 863.24

Sub Total	-	\$380 712.70
Quantity Discount -		12 000.00
TOTAL		\$368 712.70 + 5% P.S.T.

(The Province of Manitoba's highway weight restrictions may limit the drive-out option to item 1 only. Therefore the drive-out delivery reduction shown in items 2 and 3 is subject to the Province of Manitoba providing permits to transport the units over their roads. If these are not obtained the costs of items 2 and 3 will increase by \$1 500 per unit)."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, Fire Chief, and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

5. Increase in Electricity Rates

The City Engineer reports as follows:

"The City's expenditures for electricity for street lighting and for traffic signals in 1977 were \$1,137,500 and \$131,400 respectively. At the budget review meeting a year ago the City Manager asked for a review of the electricity rates for these two accounts.

cont'd .....

MANAGER'S REPORT, MAY 12, 1978 . . . . . (WORKS: A1 - 4)

Clause No. 5 continued:

Prior to the take-over of B.C. Electric Company in 1962, the utility's electricity rate increases for the City's street lighting and traffic signals were in the same proportion as the increases for similar amounts of electricity at the general service secondary rate for the City. The general service secondary rates apply to the diverse segment of Hydro customers not included in the other two categories of "residential" and "bulk power" customers.

Since the take-over by B.C. Hydro and Power Authority, however, the electricity rates for the City's street lighting and traffic signals have increased by a much higher percentage than the increases in the general service secondary rate.

During this 16 year period, the electricity rate for the City's street lights increased by 88 percent, whereas the general service secondary rate decreased by approximately 0.3 percent. Also, the electricity rate for the City's traffic signals increased by 188 percent, whereas the general service rate increased by only 24 percent.

The attached brief has been prepared requesting that the B.C. Hydro and Power Authority, re-establish the differentials between these rates that existed in 1962.

I recommend that the Mayor and City Manager be authorized to present this brief to B.C. Hydro and Power Authority and to request a reduction in the rates charged for the electricity used for Street Lighting and Traffic Signals."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

CITY ENGINEER'S REPORT

RECOMMENDATION

6. Cordova Street Extension from Granville to Howe Street

The City Engineer reports as follows:

"The Cordova Street extension may now be implemented from Granville Street to Howe Street. Negotiations with Marathon Realty concerning right-of-way and cost sharing have been completed and funding for the City's share has been provided in the current Five-Year Plan for capital works.

As the proposed extension passes over C.P. Rail tracks, it is necessary to apply to the Canadian Transport Commission for authority to construct. To prepare the application, a design is required. This engineering design requires the services of several disciplines to produce working drawings and specifications for contract purposes. The design will have to co-ordinate the plans of the existing property owners. An amount of \$250 000 for the design and contact supervision has been provided in unappropriated account #148/7957 Cordova Ramp Extension. The estimated cost for the investigations and design stage is \$140 000.

I recommend that:

- a. The Director of Legal Services be instructed to apply to the Canadian Transport Commission for an order to construct the Cordova Street Extension.
- b. The City Engineer be authorized to sign plans on behalf of the City.
- c. The City Engineer be authorized to carry out or have carried out investigations and design for the Cordova Street Extension.
- d. The sum of \$140 000 be appropriated from Account #148/7957 for investigations and design work."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

MANAGER'S REPORT, MAY 12, 1978 . . . . . (WORKS: A1 - 5)

7. Pavement Repairs, Easement Through Finning Tractor North of Great Northern Way

The City Engineer reports as follows:

"As part of the sewer separation program in False Creek flats, a force main from the new Terminal Central pump station was constructed south to the 8th Avenue interceptor. Part of the alignment for the force main is in an easement across the Finning Tractor site.

Part of the easement is on driveways and paved areas in the Finning site and the sewer trench was repaved following the sewer construction. These pavement repairs are now failing in a number of locations and the easement agreement states that the City is to be responsible for making good such failures.

The estimated cost of the necessary repairs is \$10 000 and funds are available from Sewers Capital Account #118/7905 'System Upgrading - Unallocated.'

I recommend that \$10 000 be appropriated from Sewers Capital Account #118/7905 for Pavement Repairs - Finning Tractor easement."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 75

Manager's Report, May 12, 1978 . . . . . (BUILDING: A-4 - 1)

### BUILDING & PLANNING MATTERS

#### RECOMMENDATION:

1. Strata Title Application - Conversion  
958 Bute Street

The Director of Planning reports as follows:

#### " BACKGROUND

City Council on Nov. 29, 1977, heard as a delegation, Mr. Horst Dammholz, owner of a 14 suite, 3 storey rental apartment building at 958 Bute Street, who requested that City Council give favourable consideration to the conversion of this building into one (1) strata lot to be consolidated with 18 new strata lots which the owner proposes to add under Development Permit Application No. 78333.

(Site Plan per Appendix "A")

Mr. Dammholz maintained that the usual requirements of Section 5(2) of the Strata Titles Act --- "that the building to be converted must substantially comply with all relevant City By-Laws" --- should not apply in his particular case, because the existing building would be one strata lot only and would continue to be occupied as rental accommodation.

City Council also gave consideration to an information report of the City Manager, dated Nov. 24, 1977 -(See Appendix "B")- which dealt with the views of the Director of Legal Services and the Director of Planning concerning the discretionary and mandatory powers of City Council in its consideration of this and any other strata conversion application.

The said report concluded with the following summary:

- a) "If the building substantially complies with the various By-Laws with respect to construction then Council has the power to approve the conversion and in doing so can protect the tenant and comply with the spirit of the Strata Titles Act by registering a section 24A covenant to prevent future subdivision without its consent.
- b) If the building does not substantially comply with the By-Laws with respect to construction Council does not have the power to approve the conversion."

After due consideration, the following motion was carried by City Council:

"That this matter be referred to the Director of Permits and Licences to arrange with Mr. Dammholz for a building inspector to examine the building and advise the applicant the basic requirements necessary to have the building conform to the Strata Titles Act and, if required, submit a report on the matter to Council."

#### SUBSEQUENT ACTION

1. The City Building Inspector has inspected the building and has advised Mr. Dammholz as follows:

#### 'Re: 958 Bute Street, Strata Title Conversion

At your request and as required by City Council at its meeting November 29, 1977, inspections have been carried out of the above building with the following results.

No deficiencies were noted respecting the plumbing and gas By-Law requirements, and the Health Department also reports that no deficiencies were noted.

Cont'd . . .

Clause 1 Cont'd

The Electrical Inspector reports that:

- 1) receptacles on appliance circuits are to be installed where needed in the kitchens, and
- 2) all unapproved extension cords on the premises are to be removed and approved outlets installed where needed.

The District Building Inspector has reported a number of deficiencies respecting compliance with the Building By-Law. However, I am prepared, in lieu thereof (as provided in Subsection 1.4.10 of the Building By-Law) to accept the upgrading of the Building to the requirements of the City of Vancouver Fire By-Law and that the garbage chute be removed or made to comply with the By-Law. It should be noted the sound rating of the walls and floors between the residential units could not be evaluated to determine its compliance with the By-Law.'

2. Concerning any possible effect of the proposed conversion upon the fourteen existing tenants, the Director of Social Planning reports as follows:

'Planning and Social Planning staff have together investigated whether the proposed inclusion of the existing building into a 19 unit strata lot development will result in any unnecessary hardship to existing tenants.

Because of the unique nature of this application, e.g. the conversion of a 14 unit apartment building into one (1) strata lot, it is difficult to determine at this time what the full impact on the tenants will be. This can only be determined when the new 18 unit strata title apartment is built as an addition to the existing building. The per unit entitlement for contingency reserves and operating costs can then be accurately apportioned. It may be necessary to increase rents an undetermined amount at that time.

However, as a result of the last Information Meeting (March 21, 1978) the tenants are now satisfied they have received adequate information and approve the applicant's request to convert the existing building to one strata lot.

Providing a Section 24A covenant is registered at the Land Registry Office to preclude future subdivision to two or more strata lots without prior consent of Council I recommend approval of this application.'

RECOMMENDATION

The Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommends as follows:

That, subject to the limitations of the Strata Titles Act and other legislation, City Council approves in principle, the application by Mr. Horst Damholz to convert his fourteen (14) suite rental apartment building at 958 Bute Street into a single strata lot, upon the addition of eighteen (18) new residential strata title units, as approved under Development Permit Application No. 78333 and subject to the following conditions:

- a) the owner first upgrades this building to substantially comply with all relevant City By-Laws, to the satisfaction of the City Building Inspector.

Cont'd . . .

Manager's Report, May 12, 1978 . . . . . (BUILDING: A-4 - 3)

Clause 1 Cont'd

- b) that the owner first registers against the title of this property a restrictive covenant in favour of the City, pursuant to Section 24A of the Land Registry Act, which would provide that once the existing building becomes a strata lot that it will not be further subdivided into two or more strata lots without the prior consent of City Council.
- c) that the owner agrees in writing to inform in writing any and all new tenants of the terms and conditions of this approval in principle.
- d) that the approval in principle herein granted shall expire 12 calendar months from the date of this Council resolution, unless construction of the new addition to the existing building has been commenced. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Energy Conservation Project/Champlain Heights

The Champlain Heights Project Manager reports as follows:

"Vancouver City Council received a report on the above-noted topic April 4, 1978. At that time, Council was advised that the support requested from the Federation of Canadian Municipalities had been approved and that the project was proceeding. Council approved the appointment of consultants to participate in the project which is now progressing well.

The purpose of this report is to outline the next step and request Council authority to proceed.

A key element in the 'Research and Development' project is to locate a builder or developer who will actually construct and market the energy conserving homes. The builder would then work with the group through the research stage adding his input gained from the construction and marketing field. Following completion of the first stage, site plans and unit designs would be completed and the construction process could commence.

As there are a number of variables in this process, it is the recommendation of this report that the conventional tender procedure be replaced by a more flexible process. The process envisioned would adopt the following format:

1. Very general terms of reference would be developed outlining the basic features of the program.
2. Ads would be placed requesting interested builder/developers to respond outlining their experience and background. A bid for the land would not be required at this stage. Market value for the land would be determined through later negotiation and/or appraisals.
3. Those responding would be interviewed, and a recommendation would then be made to Council asking that a particular firm be appointed.

It is anticipated that the above-noted process would take approximately 4-6 weeks to complete.

Cost associated with advertising and promotional material is included in the Champlain Heights' budget.

In conclusion, the Project Manager recommends:

That Council endorse the above-noted process for selecting a builder/developer to participate in the residential energy conservation demonstration program."

The City Manager RECOMMENDS the foregoing recommendation of the Project Manager be approved.



Manager's Report, May 12, 1978 . . . . . (BUILDING: A-4 - 4)

### 3. Cedar Cottage NIP Appropriations

The Director of Planning and the City Engineer report as follows:

"Two priorities of the Cedar Cottage Neighbourhood Improvement Program are to improve the parks and recreational facilities and to improve and upgrade public use areas. In order to achieve these goals, the Cedar Cottage NIP Committee had recommended that a tree-planting project be undertaken on Commercial Street from Broadway to 15th, and that twelve bus shelters be constructed within the Cedar Cottage community. Council approved these projects, and most of the work was completed during 1977. However, as a result of unforeseen expenditures on both projects, cost over-runs have been incurred.

#### 1. Commercial Street Tree-Planting Project - Broadway to 15th

The original estimates from Engineering Department and Park Board indicated that \$10,000 would be sufficient for cutting holes and planting trees on Commercial Street. Actual costs incurred are \$12,682.75, resulting in an over-run of \$2,682.75. The attached Appendix I outlines the specific reasons for the over-run and provides a cost breakdown as follows:

	<u>Appropriated</u> \$	<u>Expended</u> \$	<u>Balance</u> \$
Sidewalk cuts and repair - Streets Branch, Engineering	2,200.00	4,218.75	2,018.75 over
Tree supply and planting, etc. - Park Board	7,800.00	8,464.00	664.00 over
Total	\$10,000.00	\$12,682.75	\$2,682.75 over

The Park Board has agreed to reimburse the Cedar Cottage NIP Program \$664.00 for their portion of this over-run. Therefore the remaining over-run balance is \$2,018.75.

#### 2. Cedar Cottage Bus Shelters

In 1975, as a part of the neighbourhood improvements, twelve bus shelters were planned to be installed in Cedar Cottage. These were specially designed as attractive street furniture. It was recognized that they would cost more than the normal design, however, contingencies included in the original estimate were insufficient to reflect the unique nature of the special design. The estimate of the cost of fabrication and installation was \$50,000. The actual cost was \$71,322.04 when the shelters were completed over a two-year period.

Reasons for the over-expenditure are summarized as follows:

- (a) Costs increased substantially between the time of the estimate and completion (approximately two years). Several specialty items incurred price increases of 100%. In addition, delays in deliveries of these items caused much rehandling during fabrication (one supplier went out of business during supply, and retendering resulted in substantial price increases);

Cont'd . . .

Manager's Report, May 12, 1978 . . . . . (BUILDING: A-4 - 5)

Clause 3 Cont'd

- (b) Estimates were based on standard locations, however, on several sites additional preparatory work was required (excavation and fence relocations);

Relocations and modifications occurred on several shelters after fabrication and installation was complete. Property owners' objections surfaced after installation, resulting in additional costs.

Regarding the Commercial Drive tree-planting project, the Cedar Cottage NIP Committee recommends that Council approve the payment of the \$2,018.75 over-run. However, the Cedar Cottage NIP Committee recommends that Council allocate no NIP funds for the over-runs incurred on the bus shelter project.

The Director of Finance notes that no other funds are available to pay the cost of these over-runs.

The Director of Planning and the City Engineer recommend that funds in the amount of \$23,340.79 be allocated from the Cedar Cottage NIP budget to pay for the above-noted over-runs. CMHC concurs that the NIP program pay these costs and is satisfied that the over-runs are justified in these two situations.

RECOMMENDATIONS

The Director of Planning and the City Engineer recommend:

- A. That Council approve the transfer within the Cedar Cottage Neighbourhood Improvement Program of \$2,018.75 for the over-run in the Commercial Street Tree-Planting Account (#824/2014) from the surplus in the John Hendry Baseball Diamond Account (#824/2012).

Costs would be shared as follows:

Tree-Planting on Commercial, Broadway to 15th

CMHC	=	\$1,009.37	(50%)
Province	=	504.69	(25%)
City	=	504.69	(25%)
		<hr/>	
TOTAL		\$2,018.75	

- B. That Council approve the transfer within the Cedar Cottage Neighbourhood Improvement Program of \$21,322.04 for the over-run in the Bus Shelter Account (#830/2603) from the following accounts which have surplus appropriations in this cost-sharing formula: 894/9024 (\$13,200.00); 830/2601 (\$2,715.88); 831 Division (\$5,406.16).

Costs would be shared as follows:

Twelve Cedar Cottage Bus Shelters

CMHC	=	\$ 5,330.51	(25%)
Province	=	2,665.25	(12.5%)
City	=	13,326.28	(62.5%)
		<hr/>	
TOTAL		\$21,322.04	

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 76

A-7

MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION:1. Investment Matters (Various Funds)  
March 1978

The Director of Finance reports as follows:

(a) Security Transactions during the month of March 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MARCH 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Mar. 2	Greater Vancouver Water District	Mar.16/78	\$ 500,000.00	\$ 498,650.00	14	7.05
7	Mercantile Bank of Canada	Mar.17/78	500,000.00	499,029.28	10	7.10
7	Toronto Dominion Bank	Aug.15/78	1,033,523.29	1,000,000.00	161	7.60
15	Toronto Dominion Bank	Apr.14/78	1,006,230.14	1,000,000.00	30	7.58
15	Mercantile Bank of Canada	Mar.17/78	500,000.00	499,780.92	2	8.00
21	Bank of Nova Scotia	Mar.22/78	1,500,287.67	1,500,000.00	1	7.00
22	Royal Bank of Canada	Mar.23/78	1,750,323.63	1,750,000.00	1	6.75
			<u>\$6,790,364.73</u>	<u>\$6,747,460.20</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Mar. 8	City of Vancouver 6.00%	June 15/80	\$ 90,000.00	94.83	\$ 85,347.00	2/3	8.50
17	City of Vancouver 6.00%	June 15/80	100,000.00	95.08	95,080.00	2/3	8.45
28	City of Vancouver 9.25%	Sept. 1/90	1,000.00	96.00	960.00	12/5	9.80
31	City of Vancouver 6.00%	June 15/80	10,000.00	94.875	9,487.50	2/3	8.60
			<u>\$201,000.00</u>		<u>\$190,874.50</u>		

Chartered Bank Deposit Receipts and Government Notes

						<u>Days</u>	
Mar. 15	Vancouver City Savings Credit Union	Aug.31.78	\$1,037,504.11		\$1,000,000.00	169	8.10
15	Canadian Imperial Bank of Commerce	Apr.28/78	2,018,371.51		2,000,000.00	44	7.62
			<u>3,055,875.62</u>		<u>3,000,000.00</u>		
			<u>\$3,256,875.62</u>		<u>\$3,190,874.50</u>		

...../2

Clause #1 continued:

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Mar. 15	Canadian Imperial Bank of Commerce	Apr.12/78	\$1,000,000.00	\$ 994,234.00	28	7.56
15	Bank of Nova Scotia	Apr.12/78	1,005,791.78	1,000,000.00	28	7.55
			<u>\$2,005,791.78</u>	<u>\$1,994,234.00</u>		

4. CEMETERY CARE FUND (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Mar. 30	City of Vancouver 5.50%	Dec.1/81	<u>\$50,000.00</u>	90.35	<u>\$45,175.00</u>	3/8	8.60

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MARCH 31, 1978.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$72,965,591.13</u>	<u>\$71,254,946.14"</u>

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Charter Amendments

The Director of Legal Services reports as follows:

"The Director of Finance pointed out to me that section 373 of the Charter imposes an upper limit for the mill rate (exclusive of the rate set for debt charges) of 40 mills.

The new assessment formula has affected the tax equation by increasing this year's mill rate to approximately 32 mills from last year's 14 mills.

It is apparent that section 373 is no longer appropriate. Being pressed for time I have included in the upcoming Charter Amendments an amendment eliminating this upper limit.

I recommend approval of the proposed amendment.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-3)

3. Transfer of Zoning Data (only) to  
Real Estate Board of Greater Vancouver

The Director of Permits and Licenses reports as follows:

On February 21, 1978, City Council DID NOT APPROVE a report dated February 17, (copy attached) from the Director of Planning titled "Transfer of Property Data to 'Real Estate Board' of Greater Vancouver". The report recommended that the R.E.B. be provided with computer tapes of data which the City has on file. The information requested by the R.E.B. included:

- property address
- alternate property address
- coordinate
- legal description
- lot code and size
- equity code
- manual class code
- actual use code
- zoning code
- last sale date
- actual values (land and building, for assessment purposes)
- owner's name and address

Council in turning down the R.E.B.'s request expressed concern that the data could be misused for commercial purposes.

It should be noted that the original letter from the R.E.B. requested age of building and zoning information only on all properties in the City. The following is the basis upon which the request was made:

"For several years the R.E.B. has been providing its members, on request, with information concerning the age of structures, zoning, sales, lot size and assessment roll data for individual properties. With the growth of listing volumes and the increasing reluctance of Assessment Authority Offices in the Lower Mainland to respond to telephone requests for information, the load on the R.E.B.'s statistical department rose to the point where staff could not meet the number of demands. In an effort to increase the number of calls which could be answered, the R.E.B. added to its staff and stopped answering requests for more time-consuming data, principally age with zoning status."

As noted in the February 9, report and re-emphasized at this time, the Department of Permits and Licenses has experienced a substantial rise in the volume of inquiries for this information from realtors to the point where one Zoning Clerk must now be used approximately 5 hours per day to answer real estate agents' inquiries.

Council, when dealing with the request expressed concern about the possible misuse of this information for commercial purposes. It should be noted that the Vancouver Real Estate Board presently has available all the existing information which they are now requesting but it is in manual form and not in computer tape form.

Should City Council wish to reconsider its decision of February 21, 1978, and release the Zoning information and the related address and coordinate number only the R.E.B. are prepared to pay for the cost of producing this material which is estimated at \$2,500 with a further charge for quarterly updated information of \$1,600 per annum. They agree to enter into the necessary legal agreement to ensure that the information will not be used for commercial listings, etc., and any other reasonable qualifications the City wishes to impose.

In view of the above circumstances the Director of Permits and Licenses recommends that:

- A. Council reconsider its decision of February 21, and approve the supplying of zoning information to the Real Estate Board subject to an agreement satisfactory to the Law Department regarding use of the data.
- B. The Real Estate Board to be billed for all costs related to providing them with the above data.

MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-4)

Clause #3 continued:

The City Manager RECOMMENDS that the report of the Director of Permits and Licenses be approved, noting that telephone service on the Zoning counter has recently become unacceptable, partially as a result of this extra workload, and extra staff will be necessary if the present situation continues.

4. Brief to the Task Force on  
Municipal Policing Costs

The Director of Finance and the Chief Constable report as follows:

"The Ministry of Municipal Affairs and the Attorney-General have jointly established a Task Force on Municipal Policing costs. The Ministry of the Attorney-General has assumed the responsibility for developing a report of Task Force activities and has directed the British Columbia Police Commission to undertake the task.

The Task Force's prime responsibility is to examine the cost of policing in British Columbia and to suggest means by which such costs may be more equitably distributed, or even reduced, if practical.

The Task Force is collecting statistical information and is working closely with the various police agencies throughout the Province. Police Boards and Municipal Councils throughout the Province have been invited to submit their views consistent with the Terms of Reference laid out for the Task Force. A proposed brief for submission by Council to the Task Force is attached. The proposed brief outlines the City's view of existing major inequities in the Financing formulae for policing costs in British Columbia.

The Police Board will be submitting a separate brief to the Task Force. Senior police staff have also participated in the preparation of the attached brief with the Director of Finance, and it is consistent with the position recommended to the Police Board. The Director of Finance and the Chief Constable recommend Council approve this brief and forward it to the Task Force on Municipal Policing."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance and the Chief Constable.

5. Library Automated Circulation System

The Director of the Vancouver Public Library reports as follows:

"This report summarizes the Vancouver Public Library's present circulation operations and gives details of a proposed operating alternative for a future circulation system based on computer technology. It also notes the possibility of a cost sharing arrangement for the development and operation of such a system with the seven other libraries that comprise the Greater Vancouver Library Federation (G.V.L.F.) and Coquitlam Public Library.

I. BACKGROUND

The Vancouver Public Library has had the present system of photographic charging using Recordak photo-chargers for about 20 years. When this system was first installed, circulation was about 2.5 million books per annum. The Recordak photographs the borrowers' library card, the book card and a consecutively numbered IBM transaction card with the date due stamped on it. The book and transaction cards are placed in the

MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-5)

Clause #5 continued:

pocket of the borrowed book. When books are returned the transaction cards are taken out, and in due course they are sorted into numerical order. Where there is a gap in the numbered sequence this represents books not returned. The Recordak film is searched for the transaction corresponding to this number and the overdue notice is typed from the film.

In 1969 the last major change was made by replacing hand sorted transaction cards with IBM punch cards and mechanized sorting equipment at a cost of \$15,600.

This system has been, and is, cost effective, although it is much better suited to a smaller more centralized library operation than ours. The cost (excluding staff) for the system including film, transaction cards, stationery etc., but not replacement of Recordaks or typewriters, was \$31,000 or 0.74¢ per book loaned for 4.2 million loans in 1977.

While the present system has served for a long period it has the following defects:

1. Borrowers with records of lost or overdue books can only have their library cards cancelled at the expiry of the one year period of the library cards validity. Even then, as there is only one complete delinquent file, which is in the Central Library, control of re-registration is only partially effective.
2. The manual method of producing overdue notices means that they frequently fall behind schedule with a consequent reduction in effectiveness.
3. To catch a particular book when it is returned (e.g. for a reserve) requires a cumbersome screening process of checking each returned book against a lengthy list of books required. The system does not show whether a particular book is on loan or who it is on loan to, or when it is due back.
4. Lost books can only be checked and recorded after lengthy procedures; in the case of stolen books we cannot identify losses through inventory because it would be too time consuming and expensive. It takes three months to check an overdue book a patron claims to have returned.

## II. PRESENT SITUATION

The VPL now needs to review its circulation operation.

1. The present equipment requires a programme of replacements and repairs over the next few years, and in the longer term there will be additional problems as equipment becomes obsolete.
2. There are now available on the market a number of computer based circulation systems which provide much improved control of circulation, plus better access to the records of book collections at an economic price.

## III. OPERATING ALTERNATIVES

There are essentially three operating alternatives to consider:

### 1. Maintain Present System

The system does require capital expenditure for continued long term use. The Recordak microfilm units require replacement and the IBM unit record equipment for sorting cards is increasingly unreliable and difficult to repair. The typewriters used to type the overdue notices also need replacing.

MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-6)

Clause #5 continued:

Replacement costs for the typewriter, microfilm units and unit record (sorting) equipment are \$58,000.00.

2. Modify Present System

An alternative to the use of IBM transaction cards and IBM sorting equipment is to replace the cards with cheque size M.I.C.R. encoded slips. These slips could be sorted at one of the banks' data centres in Vancouver or Seattle. The identification of missing numbers could be done by the City's computer.

The typewriter and microfilm units would still need replacing; as well, there would be additional annual costs for the slips and data centre processing.

Annual incremental costs over Alternative 1	\$40,000.00
Less: Present annual costs for cards and sorting	<u>12,554.00</u>
Annual increase in operating costs	<u>\$27,446.00</u>

Plus:

Typewriters and microfilm units replacement costs \$43,000.00

Neither alternative (1) or (2) would remedy the defects already noted in the system.

3. Replace Present System

A computerized circulation system consists of a central mini-computer with all the libraries' book titles and patron names and addresses stored in it. Terminals connected to this mini-computer are located at each circulation and enquiry desk.

Each book and patrons' library card has a bar-coded label on it. This label, which is similar to the label on a can of peas in a supermarket, represents a unique number which identifies the individual book or patron.

Whenever a book is checked-in or out the bar-coded labels are "read" at a terminal using a light wand (shaped like a pen flashlight) attached to the terminal.

Reading the bar-coded label enables the mini-computer to match this number with its store of book titles and patron names, and its record of books on loan is added to and deleted from as books are checked in and out.

These systems give complete control over the use of library cards, automatic printing of overdue notices, a complete and updated record of all books on loan and the capacity for regular inventories of books.

A preliminary cost/benefit analysis comparing the three operating alternatives is given in Section VI of this report. This replacement alternative is recommended.

IV. PROPOSAL FOR REPLACEMENT WITH AN AUTOMATED CIRCULATION SYSTEM

For the last 1½ years a study of automated circulation systems has been made by library staff.

This study included visits to libraries with operational automated circulation systems, as follows:



MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-7)

Clause #5 continued:

Phoenix Public Library (Ulisys)  
 Tacoma Public Library (Data Phase)  
 University of Waterloo (G.E.A.C.)  
 San Jose Public Library (S.C.I.)  
 South Suburban (Chicago) Public Library (C.L.S.I.)

and consultation with those Canadian libraries that have awarded contracts for circulation systems, but which are not yet installed.

Edmonton Public Library (C.L.S.I.)  
 Calgary Public Library (Plessey)

We consider these systems technically efficient and operationally effective and capable of servicing the present and future requirements of the Vancouver Public Library.

Furthermore, examinations of the various pre-packaged (turnkey) systems available lead to the conclusion that such a system could include the seven other public libraries in the Greater Vancouver Library Federation and Coquitlam Public Library, thus spreading the cost of software and hardware over a number of agencies. Copies of letters from six other Library Boards indicating their interest in participating in this system are attached.

No other Library Board wishes to make a firm commitment to participation at this stage of the proposal. The advantages to these libraries and their declared interest make it probable that most of them will participate.

V. THE NEXT STEP

In summary, and subject to Council approval in principle of this report's recommendations, the following arrangement and procedure are proposed:

1. A design team consisting of members of the Vancouver Public Library and the City's Computer Services Division prepare specifications for an on-line circulation system.
2. The design be for an independent computer system rather than part of the City's central computing facility.
3. The design specifications be approved by the Library Board and representatives of the GVLF libraries.
4. A request for proposal be called and only companies that market demonstrably operational circulation systems be asked to bid.
5. The design team and the City's Purchasing Agent evaluate the bid responses and report to the Director of the Vancouver Public Library with copies to the GVLF libraries.
6. The best two proposals be submitted to an independent consultant for his comments and evaluation of the proposed computer equipment and circulation programs. The GVLF has agreed to pay the cost of this independent evaluation.
7. The Library Board report back to Council on the results of this step with recommendations.

VI. PRELIMINARY COST/BENEFIT ANALYSIS

1. Financial Comparison of Operating Alternatives Based on Incremental Cost/Savings

Present System Alternative 1	Modify System Alternative 2	..Replace System... Alternative 3 V.P.L.ONLY G.V.L.F.
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(a) Capital Costs (Note 1)

- Equipment	\$ 58,000	\$ 43,000	\$655,000	\$762,000
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MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-8)

Clause #5 continued:

- Cost recovery GVLFF participation (Note 2)	Ø	Ø	Ø	(\$196,000)
- Installation re Alternative 3	Ø	Ø	277,000	277,000
- Cost recovery GVLFF (Note 2)	Ø	Ø	Ø	( 49,000)
Net Capital Costs to City	<u>\$ 58,000</u>	<u>\$ 43,000</u>	<u>\$932,000</u>	<u>\$794,000</u>

(b) Annual Operating Costs

- Amortization of capital (Note 3)	\$ 10,160	\$ 7,535	\$150,000	\$125,000
- General operating (Note 4) 1978\$	Ø	40,000	97,500	97,500
- Cost recovery GVLFF (Note 2) 1978\$	<u>Ø</u>	<u>Ø</u>	<u>Ø</u>	( 23,625)
Net annual operating costs:	\$ 10,160	\$ 47,535	\$247,500	\$198,875
- Anticipated savings 1978\$	Ø	( 12,500)	( 178,000) ( Note 5 )	( 178,000) ( Note 5 )
Estimated annual increase in City's operating costs.	<u>\$ 10,160</u>	<u>\$ 35,035</u>	<u>\$ 69,500</u>	<u>\$ 20,875)</u> ( Note 6 )

NOTES:

1. The economic life of the computerized circulation system is estimated at 8 years and all capital financing is calculated on this term.
2. The GVLFF cost recoveries are based on comparative use measured by annual circulation for 1977. The GVLFF share of capital and operating expenses calculated on this basis is 47% and GVLFF participation is assumed to start at the beginning of the second year after installation. Their cost sharing applies to central site equipment and operating only. While, as has been stated, no GVLFF Library Board can make a firm commitment to participation at this stage of the proposal, it is probable that the participation of some of them will result in a cost figure to Vancouver closer to the lower of the net annual operating costs given for alternative 3.
3. The amortization of capital costs for this analysis is calculated as follows and is averaged on an annual basis over the 8 year economic system life.
  - Office equipment (Alternative 1 and 2): for comparison purposes these capital costs are amortized over 8 years at 9% interest rate.
  - Computer equipment (Alternative 3): a 5 year operating lease with a 10% end-of-term purchase option is assumed (representative market lease rates indicate that \$18.75 per month per \$1,000 of capital is a satisfactory rate for this analysis). The exercised purchase option cost is assumed to be amortized over the remaining system life (3 years) at a 9% interest rate.

MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-9)

Clause #5 continued:

- Installation (Alternative 3): these costs are amortized over 8 years at a 9% interest rate.

4. The general operating costs for Alternative 3 include costs for operation of the central computer site at the main branch of the VPL. It may be possible, however, to site the central computer within the Computer Services Division using existing staff and facilities. This could reduce the overall operating costs by approximately \$20,000 annually.
5. Savings are estimated at \$103,000 for staff and \$80,000 for equipment, supplies and outside services. Approximately one-half of the staff savings would not be realized until the second year of operation.
6. This net operating cost represents a typical GVLF sharing year example.

2. Qualitative Factors Supporting Replacement

(a) Improved Library Performance

- i Book collections will be better used. Each terminal will provide on-line information on all books in every library, whether they are on loan, when they are due to be returned, how many reserves on a title, etc. Any circulating book will be able to be reserved or requested from any library.
- ii Book collection will be better protected. Overdue notices can be printed out as frequently as desired and any patron who has a book long overdue can be prevented from taking out further books until the overdue book is returned.
- iii Book collections will be better recorded. Records can be kept up to date by progressive inventories, so patrons can know at once what books are available.
- iv Patrons will be treated more fairly. Re-registration each year can be simplified for patrons with a clear record.
- v All participating libraries have access to each others' collections and economies from co-operation in building collections of books will become a real possibility.

(b) Improved Administrative Performance

- i Considerable increase in system effectiveness through improved procedures and re-designed work flows will result from more comprehensive and current data on operations and services.
- ii Availability of current data on how the library is used will improve the utilization of library staff and material by more efficient allocation of these resources.
- iii The Book Budget will be better managed by identifying high use subject areas for which to purchase material. Low or seldom used books can be identified for transfer to the book stacks or for discard, so reducing the pressure on public shelf space.

3. Other Considerations

(a) Staged Implementation.

- i The initial computer installation, terminals for all VPL branches and conversion of titles would take approximately one year.

MANAGER'S REPORT, MAY 12, 1978 . . . . . (FINANCE: A7-10)

Clause #5 continued:

- ii Each participating federation library will assume their own installation and terminal costs.
- iii As soon as the VPL data base (conversion of titles) is complete and testing of system complete, the other participating libraries can be staged into the circulation system.

(b) Staffing Implications.

The consequences of the implementation of the proposed on-line circulation system to VPL will be a reduction of 313 clerical part-time hours per week. There will also be two positions which will be discontinued, and the incumbents moved as vacancies occur elsewhere. One full-time position and 38 part-time hours per week would possibly be added for computer operators. All questions relating to the above will be dealt with under the appropriate collective agreement. The operation of the terminals does not require special skills, therefore, no training or reclassification is anticipated.

VII. RECOMMENDATIONS

- A. That the Director of the Vancouver Public Library proceed with the issuance of the Request For Proposal to selected vendors for an on-line computerized circulation system.
- B. That the Director of Legal Services and the City's Purchasing Agent review and approve the request for proposal documents, as a precedent condition to recommendation A, to ensure that no contractual obligations implicit or explicit are binding on the City at this stage.
- C. That the Director of the Vancouver Public Library report back to Council at the appropriate time with respect to a computerized circulation system for the VPL, including details of GVLF participation.

A copy of this report has been forwarded to the President of the Vancouver Public Library Staff Association, CUPE Local 391."

The City Manager notes that this report does not attempt to provide justification for installation of a system, but only for further investigation via proposal call. The proposal call will consider alternate system concepts and lead to a clearer picture of system costs. The final evaluation by City staff will also present a clearer picture of system benefits. In order to obtain this additional information, the City Manager RECOMMENDS that the foregoing recommendation of the Director of the Vancouver Public Library be approved.

NOTE FROM CLERK:

Letters of support in principle for the Automated Circulation System on file in the City Clerk's office from the following Libraries:

North Vancouver District Public Library  
 New Westminster Public Library  
 Burnaby Public Library  
 North Vancouver City Library  
 Coquitlam Public Library  
 Port Moody Public Library

FOR COUNCIL ACTION SEE PAGE(S) 76 & 77

MANAGER'S REPORT, MAY 12, 1978 . . . . . (PERSONNEL: A8 - 1 )

PERSONNEL MATTERS

RECOMMENDATION

1. Student - Summer Employment with the Property Endowment Fund

The Director of Finance reports as follows.

"In the summers of 1976 and 1977, temporary help was hired to computerize certain detailed information of City owned properties to provide for the better management of the Property Endowment Fund. The computerized file of these properties can now be upgraded to include the property address and/or location of individual sites, also additional work is required on the subdivisions recently created in False Creek. It is therefore proposed to hire a student for the summer months to perform this work under the direct supervision of the Supervisor of Properties and the Comptroller of Accounting who report that they do not have the staff available.

The Director of Finance recommends Council approve the hiring of a student for two and one half months this summer, at a salary to be agreed upon with the Director of Personnel Services consequent on the classification of the position. The monthly salary plus fringe benefits to be charged to the Property Endowment Fund would not exceed \$2,250 (1977 rates) in total."

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 81

PROPERTY MATTERS

RECOMMENDATION

1. Long-Term Lease - Suite 901 - 2001 Beach Avenue

The Director of Legal Services reports as follows:

"The Solicitor for Mr. and Mrs. Boros John Paolo has written requesting Council approval for a lease in excess of three years for Suite 901 - 2001 Beach Avenue. Under the Residential Tenancies Act such approval is needed.

Mr. and Mrs. Paolo are selling the apartment building situated at 2001 Beach Avenue and wish to negotiate a long-term lease for their own apartment with any prospective purchaser. They wish to remain in the building for reasons of age and health.

I recommend approval in these circumstances."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

2. Lease Renewal - 10 foot lane allowance  
1875 - 95 West 7th Avenue

The Supervisor of Properties reports as follows:

"A ten foot unopened lane allowance abutting Lot "E" (Explanatory Plan 7621) Block 287, D.L. 526, Plan 590 being 1875 - 95 West 7th Avenue, has been leased to the owner of the subject property since 1963 for access and off-street parking to his apartment development. The current five-year lease expires on May 31, 1978 and the owner has applied for a further five-year lease renewal.

The City Engineer has advised that a five-year lease subject to the same conditions as the previous agreement would be in order. The Supervisor of Properties has reviewed the current rental and recommends an increase from \$325. per annum to \$430. per annum. This is considered fair market rental for the area, taking into account its use and restrictions. The lessee has indicated his approval of the rental increase.

It is therefore recommended that the lease of the aforesaid unopened lane be renewed for a further five years on the foregoing basis with the lease agreement drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease Renewal of the South 7 feet - N. E. Corner of  
12th Avenue and Commercial Drive

The Supervisor of Properties reports as follows:

"In 1954, Home Oil Distributors Ltd. dedicated a 7 foot strip of land to the City of Vancouver for road widening purposes and subsequently leased it back from the City at an annual rental of \$1.00 per year.

MANAGER'S REPORT, MAY 12, 1978 . . . . . (PROPERTIES: A9 - 2)

Clause No. 3 continued:

Imperial Oil Ltd. acquired Home Oil Distributors Ltd. interests, and in a letter dated April 20, 1978, have advised that they wish to renew the lease, and have agreed to an annual rental of \$50.00.

In a memorandum dated April 18, 1978, the Deputy City Engineer advises that he has no objections to a renewal of the lease for a period of 5 years subject to a three month cancellation clause and all other conditions of the expired lease.

Inasmuch as the property has not been used for widening, an annual rental of \$50.00 is considered to be equitable.

It is recommended that the lease be renewed on the above basis, to the satisfaction of the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

4. Rent Review - City-owned property  
South side of Prior Street at Dunlevy Avenue

The Supervisor of Properties reports as follows:-

"City owned Lot 8, D.L.'s 181, 196 and 2037 situated on the south side of Prior Street at Dunlevy Avenue is leased to Slade and Stewart Limited for 10 years from April 1, 1973. This site is blacktopped and is used for parking, loading and unloading of vehicles to the warehouse on the adjoining land to the east. The present rental is \$174.00 per month plus all taxes as if levied.

The rent is subject to review as of April 1, 1978 and following negotiations, the lessee has agreed to a rental increase to \$443.30 per month plus taxes as if levied.

It is recommended that effective April 1, 1978, the rent be increased to \$443.30 per month plus taxes as if levied "

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

5. Lease of Various Premises in the Dick Building -  
1482 - 1490 West Broadway

The Supervisor of Properties reports as follows:

"Council, January 27, 1976, authorized the Supervisor of Properties to offer Leases to the individual tenants of Lots 1 and 2, Block 351, D.L. 526, known as 1490 West Broadway for a maximum period of ten years.

The following Leases have expired or are subject to rent review.

- a) Lessee: Second Church of Christ Scientist  
Leased Area: 1482 West Broadway  
Term: Ten years from January 1, 1976  
Existing Rent: \$4,098.00 per annum  
Proposed Rent as of July 1, 1978: \$4,440.00 per annum

cont'd.....

MANAGER'S REPORT, MAY 12, 1978 . . . . . (PROPERTIES: A9 - 3)

Clause No. 5 continued:

- b) Lessee: Adcom Research Ltd.  
 Leased Area: Room 10 - 1490 W. Broadway - 276 square feet  
 Term: Expired December 31, 1977  
 New Term: 2 years from January 1, 1978  
 Existing Rent: \$1,296.00 per annum  
 Proposed Rent as of January 1, 1978: \$1,407.00 per annum

The Supervisor of Properties recommends that the rent for 1482 West Broadway be increased to \$4,440.00 per annum as of July 1, 1978, and that a new Lease be granted for Room 10 - 1490 W. Broadway from January 1, 1978, at a rent of \$1,407.00 per annum, the terms and conditions to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease of Building Area, 1830 and 1836 West 5th Avenue

The Supervisor of Properties reports as follows:

"City Council on November 9, 1976, approved a lease of a portion of the main floor of this building (approximately 6,000 square feet) for two and one-half years from June 1, 1977, at a monthly rental of \$2,000.00.

The major tenant (North American Industries Ltd.) vacated the premises in August 1977, and their sub-lessee (Theodore Mann Showrooms Inc.) continued to occupy their portion of the premises at a rental of \$860.00 per month.

Other businesses gradually occupied the balance of the 6,000 square feet, and the rental was increased in February 1978 to \$1,060.00 per month.

Commencing June 1, 1978, Theodore Mann Showrooms Inc., after negotiations, have agreed to lease the total available area from the City on the following basis:

Rent: \$2,215.00 for the month of June and  
 \$2,400.00 per month, effective July  
 1, 1978.

Term: 5 years

Rental Review: Every 2½ years.

Right of Renewal: Five years with rental review  
 after 2½ years.

Utilities: Lessee to be responsible for lighting  
 costs over \$150.00 per month for the  
 premises at 1830 West Fifth Avenue.

It is noted that the foregoing arrangements ensure that this City-owned commercial building is fully occupied.

It is, therefore, recommended that the above space be leased to Theodore Mann Showrooms Inc. under the above terms and conditions with a Lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 81



B

MANAGER'S REPORT

May 12, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning of Two Lots in the Kiwassa  
Neighbourhood

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On April 11, 1978 City Council enacted the rezoning of properties in the Kiwassa N.I.P. area from M-1 to RT-3. This included three of the four properties on the south side of the 1000 block East Georgia (as indicated on the attached maps - Appendices A and B.) However, Lot 9 retained its M-1 zoning while Lots 6, 7 and 8 were rezoned to RT-3. Lot 9 is developed with a small warehouse, Lot 8 is vacant, Lots 6 and 7 have two houses on them. Lots 6 and 7 are privately owned, while Lots 8 and 9 are City owned.

When Council enacted the rezoning for Kiwassa, they also, at the same time, instructed that 'a Special Public Hearing be held at 2:00 p.m. on a regular Council day for the purpose of rezoning Lots 6 and 7, Block 95, D.L. 181' to M-1, as a result of submissions on behalf of the owner of Lots 6 and 7.

As was pointed out in the Director of Planning's report to Council on the rezoning of Kiwassa, received by Council on April 11 (attached as Appendix C) the rezoning of Lots 6 and 7 could have significant effects on the City owned Lots 8 and 9. The major problem occurs because Lot 8 is zoned differently from Lot 9. If Lots 6 and 7 are rezoned, then Lot 8 remains the single RT-3 zoned lot in this block between two M-1 lots and would have very limited usefulness as a housing site, although the Kiwassa N.I.P. plan anticipates use of vacant City owned sites for housing.

Three options are available as partial solutions to this problem. They are as follows:

- a) Add the vacant City owned Lot 8 to the proposed rezoning (Lots 6 and 7) already referred to a Public Hearing for consideration. Consequently, if the rezoning of the three lots were approved, the whole block would have the same zone (M-1). This would contradict the goals of protecting and enhancing the residential character of Kiwassa and providing housing on vacant lots. It would also worsen the problem of the residential component required under the N.I.P. program in the area described in the previous report (attached.)
- b) The zoning could be left as RT-3. Housing would be possible on Lots 6, 7 and 8. Consideration could also be given to rezoning Lot 9 to RT-3 to create an even larger housing site.
- c) The zoning could be left as is, but with special consideration being given to these properties when the rezoning is reviewed in the near future. As explained in the Kiwassa Plan, it is felt the recently approved rezoning of the area could well be a somewhat temporary measure. with new regulations possibly being applied if a review of the zoning within the next year shows such a change is warranted.

Although the Director of Planning is not recommending either industrial zoning of Lots 6 and 7 or City owned Lot 8, Council should be aware of the implication of its instruction to staff and should direct staff whether or not Lot 8 should be included in the rezoning before the Public Hearing is arranged.

Comments of Supervisor of Properties

The Supervisor of Properties is of the opinion 'that Lots 6, 7 and 8 should be zoned M-1 Industrial allowing Georgia Street to be the boundary between the Industrial and Residential zones. Lots 6 and 7 have very poor, small residences which appear to be beyond economic rehabilitation. The location of Lots 6 to 8 in a pocket with industrial use to the East and South, and the Railway Right-of-Way to the West, would not seem attractive for redevelopment to new residential use.

-2-

City owned Lots 8 and 9 are leased to July 31, 1978 and the building on Lot 9 used as a machine shop. The lessee acquired larger premises and has sub-leased until the lease expiry date. It is considered that a new lessee (or purchaser) would require the two lots with consistent zoning. The present sub-lessee has expressed interest in either acquiring or leasing the premises. Due to the temporary nature of his tenure, he is not making full use of the site. For this reason Lot B is presently vacant.

The Manager of the Economic Development Office notes that the area South-west of Seymour School is already an industrial enclave. Therefore it would seem inappropriate to have residential development between the Railway Right-of-Way and the adjoining industrial properties."

The City Manager notes that Council may either:

- A) Consider the merits of going to Public Hearing with and without Lot 8, and decide the issue with respect to Lot 8 at this time; or
- B) Simply include Lot 8 in the rezoning application and consider its status at the Public Hearing.

Since there will be full discussion and public input at the public hearing, the City Manager believes the issue is best considered there, and RECOMMENDS the Director of Planning be instructed to include Lot 8 in the rezoning application.

FOR COUNCIL ACTION SEE PAGE(S) 81

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

I

MAY 4, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 4, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Ford (Clauses 2 to 5)  
 Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee Part Report dated April 13, 1978 and the Report dated April 20, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

RECOMMENDATION

1. Rubbing Alcohol

The Committee had before it for consideration a Manager's report dated April 13, 1978 (copy circulated) in which the Director of Permits & Licenses reported in accordance with the December 13, 1977 motion of Council which required that City officials constantly monitor the sale of rubbing alcohol and report to the Community Services Committee quarterly.

Mr. E. Ford of the Permits & Licenses Department appeared before the Committee on this matter.

During discussion, the Committee noted that the report covered inspections which were carried out at eleven premises in the Downtown Eastside area of the City. It was further noted that to date no problems have been detected and there have been no complaints referred to the Department of Permits & Licenses regarding the matter.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated April 13, 1978, be received.

Continued . . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 May 4, 1978

(I-2)

## 2. Jericho Hangar No. 5

Vancouver City Council, at its meeting on April 4, 1978, when considering the attached clause from the Community Services Committee meeting of Thursday, March 9, 1978, passed the following motion:

"THAT the proposal of the Pacific Aviation Museum to convert Jericho Hangar No. 5 into a public aircraft museum be referred back to the Community Services Committee."

Two representatives of the Pacific Aviation Museum appeared before the Committee and referred to the following list of eleven items they requested be included in any lease agreement with the City:

- (1) Hangar 5 now and hangar 6 two years later on a 5 year renewable lease at \$1.00 per year with permission to build a building joining the two hangars as a reception area, office and possibly a restaurant etc.
- (2) A suitable area for car parking.
- (3) Nonrestricted entrance to the area.
- (4) Sufficient land around the building to be maintained by the Park Board.
- (5) A guarantee that at least 100' west of hangar 5 and 125' width of the marginal wharf be left intact to permit movement of aircraft into both hangars.
- (6) We be given the lumber in the seating area of hangar 5 to be sold to finance part of the interior rehabilitation.
- (7) That any structural charges in the building required for earthquake or other reason be the responsibility of the City.
- (8) That no city taxes will be charged.
- (9) That we be given 6 months in which to raise the money required to rehabilitate the exterior of hangar 5.
- (10) That the hangar area remain under city control and not the Park Board.
- (11) That we be given a letter of agreement that the City will lease us the two hangars so that we can apply immediately for a Federal Grant to establish the Museum.

During consideration, the representatives of the Pacific Aviation Museum reiterated earlier statements they had made to the Committee that their securing of financial grants to renovate the hangar is contingent upon them acquiring a lease of the hangar from the City.

The representatives advised the Committee that what they require from the City in order to qualify for grants from other sources is a letter from the City stating that the City is willing to negotiate a lease with the Pacific Aviation Museum.

Members of the Committee expressed enthusiasm over the general concept of an aircraft museum being housed at Jericho, but noted they were not in a position at the meeting to recommend that Council accept all of the eleven terms of lease agreement proposed by the Pacific Aviation Museum.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 May 4, 1978

(I-3)

Clause No. 2 Continued

Specifically, the Committee noted that it would require a report from City officials accompanied by a sketch plan showing precisely the areas which are within the City's jurisdiction at Jericho. If the City is not in the legal position to accept all of the terms proposed by the Pacific Aviation Museum, in particular, Item Nos. (2), (4) and (5), then these matters would have to be negotiated with the Park Board.

During discussion, the Pacific Aviation Museum representatives advised the Committee that as an important aviation museum in San Diego was destroyed by fire earlier this year, Vancouver is in a position to have the largest aviation museum display on the West Coast, that the museum is reasonably certain of acquiring 18 aircraft for the display and that arrangements have already been made to rotate the display with other aircraft museums.

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the Community Services Committee on the eleven (11) conditions proposed by the Pacific Aviation Museum which would form part of any lease agreement the City would enter into with the aviation museum, such report to include the City's jurisdiction in respect of Item Nos. (2), (4) and (5) and that the report include a sketch plan showing which portions of the Jericho area are under the City's control.

3. Vancouver Perinatal Health Project

The Committee had before it for consideration a Manager's report dated April 11, 1978 (copy circulated) in which the Medical Health Officer reported on the Vancouver Perinatal Health Project which is jointly funded by the City and the Provincial Government to develop a model for comprehensive care to expectant mothers and to reduce the incidence of serious perinatal health problems associated with low birthweight.

Appearing before the Committee on this matter was the Medical Health Officer who spoke briefly to the report, pointing out that it is his hope that the program would not be allowed to lapse as it did on one previous occasion under L.I.P. funding.

It was noted from the report that funding for the program is sufficient to continue it until July 1st, 1978, and that the Medical Health Officer is recommending the program be funded as a permanent service within the Health Department after July 1st, 1978, and that funds be provided subject to 50% cost-sharing by the Province.

The Medical Health Officer pointed out to the Committee that babies of mothers who have participated in the project required only one-third as many intensive care beds as those whose mothers were in the control group.

Following further discussion, it was

RECOMMENDED

- A. THAT Council extend the Healthiest Babies Possible program to the end of 1978, at an estimated net cost to the City of approximately \$15,000 to be allocated from Contingency Reserve, on the same basis as at present except for three months additional clerical time.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 May 4, 1978

(I-4)

Clause No. 3 Continued

- B. THAT City support be contingent on matching Provincial support of \$15,000.00 to the end of 1978; this can be finalized by the end of June.
- C. THAT since the major financial beneficiary of this program is the acute care health system, full Provincial funding be sought for any extension of the program past the end of 1978.

4. Development Permit Application -  
 1412 West Broadway (Grandma's Kitchen)

The Committee had before it for consideration a Manager's report dated May 2, 1978, in which the Director of Planning reported on Development Permit Application No. 80375 by Grandma's Kitchen at 1412 West Broadway for Blenheim Estates, as follows:

'The above noted Development Permit Application has been filed by Grandma's Kitchen for Blenheim Estates, to use a portion of the existing restaurant as a Holding Bar.

This Development is located on the south side of Broadway, between Hemlock and Granville Street, in a predominantly Commercial District C3A.

The proposed Holding Bar will have an assembly area of approximately 168 sq.ft. (7% of the total area of the restaurant). For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirements, the Holding Bar could accommodate a maximum of 17 people.

The proposed Holding Bar has received clearances from the Building, Police and Health Departments.

The Director of Planning approved this application, subject to the condition that prior to the issuance of the Development Permit:

"This request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

A representative from the Director of Planning appeared before the Committee on this matter.

Following consideration, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80375 to Grandma's Kitchen for Blenheim Estates to use a portion of the existing restaurant at 1412 West Broadway as a holding bar.

Continued . . . . .

Report to Council  
Standing Committee of Council on Community Services  
May 4, 1978

(I-5)

5. Lifeguarding in Vancouver

The Committee had before it for consideration a letter dated April 20, 1978 (copy circulated) from Mr. Frank Holden on the subject of lifeguarding in Vancouver.

The letter stated that an earlier submission from him, which had been considered by Council on April 4, 1978 and referred by Council to the Park Board, should be considered by the Community Services Committee.

Mr. Holden and three other citizens appeared before the Committee on this matter and presented copies of an undated brief (Appendix A) (copy circulated) which, Mr. Holden told the Committee, had been prepared by an associate.

The Committee noted that the brief urged the provision of lifeguard service at Tower and Wreck Beaches which are located outside the City's jurisdiction on the University Endowment Lands.

Mr. Holden advised the Committee that in response to the City Clerk's letter to the Park Board which had advised that the Council, on April 4, 1978, had referred this matter to the Park Board, he was contacted by a member of Park Board's staff and a meeting was to be arranged for him with Mr. Marshal Smith, Park Board's Director of Recreation Services.

Members of the Committee advised Mr. Holden that he should meet with Mr. Smith and appear before the Park Board to present his brief.

The Committee felt that it would have to determine which body has jurisdiction over Wreck Beach in order that the brief could be directed to the appropriate authority.

Following further discussion, it was

RECOMMENDED

THAT the brief presented this date by Mr. Frank Holden be received and tabled pending the outcome of Mr. Holden's appearance before the Park Board, and that in the interim, the Committee determine which authority has jurisdiction over Tower and Wreck Beaches.

The meeting adjourned at approximately 2:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 82

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

MAY 4, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 4, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Gibson  
Alderman Puil

ABSENT : Alderman Brown  
Alderman Kennedy (Leave of Absence)

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATION1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, presented a verbal report on the following permit applications:

- (a) DPA #80406 - Johnston Street, Granville Island - add to, alter and use existing 2 storey building for College of Art - 21 surface, off-street parking spaces proposed;
- (b) DPA #80502 - 145 E. Cordova St. - erect 60' high parking garage for 290 cars - 2 levels underground and 7 1/2 levels above grade;
- (c) DPA #80580 - 1240 Robson St. - erect 2 storey retail/office building - 6 surface parking spaces off lane proposed;
- (d) DPA #80621 - 275 E. Cordova St. - erect 7 storey Pre-trial Service Centre (Remand Centre) - 9 off-street parking spaces - 3 loading spaces on site;
- (e) Preliminary DPA #80702 - 175-85 E. Pender St. - alter and add to existing building and use for restaurant, retail, offices and showmart - 4 storey (plus mechanical penthouse) - 28 off-street parking spaces, underground from lane - site is next to Carnegie Library;
- (f) DPA #80729 - 220 Jackson St. - construct religious institution with ancillary meeting hall, gymnasium and classrooms (Buddhist Temple) - 2 storey plus mezzanine and basement - 25 underground off-street parking spaces - access from Powell Street.

cont'd.....



Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 4, 1978

(II-2)

Clause No. 1 continued:

- (g) Preliminary DPA #80758 - 50 East Pender St. - erect 2 storey plus basement Chinese Cultural Centre - 60 underground parking spaces;
- (h) Preliminary DPA #80764 - 1285 Harwood St. - erect 9 unit, 3 storey townhouse development - 9 underground parking spaces;
- (i) DPA #80796 - 901 Helmecken (King George School site) - public parking lot (400 surface parking lots).

RECOMMENDED

THAT the verbal status report on major development permit applications be received.

2. Anchor Point Residential Development (1350 Burrard Street)

The Committee considered a report dated April 27, 1978 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning advised that Waisman Architects and Daon Development had requested to increase the amount of residential accommodation in the development at 1350 Burrard St. This would exceed the amount permitted by the Official Development Plan By-law of the Downtown District. The Committee recommended that the City Manager be instructed to meet with staff and the developers to come back with an acceptable proposal. The architect on behalf of Daon Development has advised they wish to withdraw their request for increased residential accommodation at this time. No further action will be taken by staff.

The Director of Planning had been requested to prepare comprehensive residential policies and guidelines for the Downtown in co-operation with the Director of Social Planning. A progress report on this will be submitted at a later date.

RECOMMENDED

THAT the report of the City Manager dated April 27, 1978 be received.

3. Lease of Waterlot 6924 containing Carrington Street Wharf

The Committee considered a report of the City Manager dated March 10, 1978 (copy circulated) in which the Supervisor of Properties and Director of Planning report on the lease of Waterlot 6924, which is leased from the Central Fraser Harbour Commission at a nominal rental of \$100 per annum. City-owned Lot B on Celtic Island at the foot of Carrington Street, contains a commercial dock which occupies a portion of the waterlot. If the City does not renew the lease the Commission can request that the dock be removed. Land on either side of Lot B is owned by B.C. Packers. The westerly portion is not extensively used

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 4, 1978

(II-3)

Clause No. 3 continued:

by B.C. Packers but is well used by the public during the summer. Discussions have been entered into with B.C. Packers to determine whether Lot B could be exchanged for this portion of Celtic Island. No progress has been made as yet.

The dock is used extensively by the public but at the moment constitutes a hazard as there are no handrails.

The officials recommended that discussions be continued with B.C. Packers, that funds be appropriated for the necessary dock repairs and the City enter into a two-year lease for the waterlot. The Director of Finance noted that the Standing Committee on Finance and Administration when dealing with the 1978 Supplementary Capital Budget reserved \$7,000 for the necessary dock repairs.

RECOMMENDED

- A. THAT the Supervisor of Properties and the Director of Planning continue discussions with B.C. Packers to consider possible exchange of west portion of Celtic Island (with public easement connecting with Carrington wharf) for present City-owned property on Celtic Island.
- B. THAT the City appropriate \$6,500.00 from the 1978 Supplementary Capital Budget to North Arm Fraser Public Access Fund (Account No. 550-7901) to construct a railing and undertake necessary dock repairs and protection to provide continued public use of this structure.
- C. THAT the fencing to restrain public access to the dock be removed upon completion of necessary repairs and upgrading of dock for public usage.
- D. THAT the City enter into a two-year lease of the Waterlot with the North Fraser Harbour Commission at an annual rental of \$100.00 drawn to the satisfaction of the Director of Legal Services.

INFORMATION

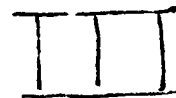
4. Central Waterfront - Official Development Plan

City Council on May 2, 1978 deferred discussion of the Official Development Plan for the Central Waterfront to the next meeting of the Standing Committee on Planning and Development (May 4, 1978). The Committee were of the opinion that this matter should be discussed at a meeting when all Committee members would be present. Other members of Council should also be invited. The suggested meeting date was June 1, 1978 at 11:30 a.m.

The meeting adjourned at approximately 2:00 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 82



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

May 4, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 4, 1978, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman D. Bellamy, Chairman  
Alderman M. Ford  
Alderman H. Rankin

ABSENT: Alderman M. Harcourt  
Alderman W. Kennedy (Leave of Absence)

COMMITTEE  
CLERK: J. Thomas

The minutes of the meeting of April 20, 1978, were adopted.

RECOMMENDATION:

1. Transcontinental Rail Passenger Terminal

At its meetings on February 10, and March 10, 1978, the Committee discussed the pending amalgamation of CP and CN transcontinental rail passenger service and supported the retention of the CP Cordova Street station as the western terminal for the service.

Council on March 21, 1978, approved the following amended recommendation of the Committee:

"That Council advise the Federal Minister of Transport and Provincial Minister of Municipal Affairs of its support for the CPR terminal for the transcontinental railway passenger service by submitting the draft letter contained in the memorandum of the City Engineer dated March 15, 1978."

Before the Committee for consideration were the following letters (circulated) received in response to Council's resolution:

- Minister of Transport, dated April 20, 1978;
- Minister of Municipal Affairs, dated April 12, 1978;
- Chairman, Railway Transport Committee, dated April 26, 1978;
- President, VIA Rail Canada Incorporated, dated April 26, 1978.

The Committee noted the Minister of Transport advised in his communication that the Canadian Transport Commission, in its preferred plan, had selected the CP Cordova Street station as the western terminal for the transcontinental passenger service. However, in the final plan, the CTC, while designating the CN Main Street terminal, had stated either would be acceptable. The Minister stated Transport Canada would request VIA Rail to study the question and identify costs and benefits of the alternatives. The final decision would be made following the study.

Concern was expressed by members of the Committee that the letters from the Chairman of the Railway Transport Committee of the CTC and the President of VIA Rail contained a suggestion that the City contribute to the cost of developing the CP terminal. The Committee felt strongly that upgrading rail facilities was the sole responsibility of the railway authorities.

The City Engineer advised cost-sharing was an element that had not been discussed with the railway authorities during talks which had taken place since the announcement of the plans to amalgamate rail passenger service across the country.

Cont'd . . .

Report to Council  
 Standing Committee of Council  
 on Transportation  
 May 4, 1978 . . . . .

(III - 2)

Clause 1 Cont'd

It was

RECOMMENDED,

THAT the City Engineer be instructed to report back to the Transportation Committee following further study of this matter.

2. Joyce Transit Loop

The Chairman made reference to a recent meeting with senior citizens groups at Collingwood Seniors Centre at which time concern was expressed about hazardous conditions and inconvenience to senior citizens resulting from the relocation of the No. 27 Rupert bus service outside the Joyce Transit Loop. Alderman Bellamy stated after hearing the arguments expressed at the meeting he felt a valid case had been made for the Committee to recommend to Hydro that the service be relocated inside the bus loop. Therefore, he had notified representatives of the seniors groups to attend the Committee meeting and voice their concerns in an effort to persuade B.C. Hydro to reconsider its decision.

Present for the discussion were Mr. D. Walker, B.C. Hydro Transit Division; Captain Oliver, Columbus Towers senior citizens development, Joyce Street; Mr. Terry Brown representing Mr. Dave Barrett, M.L.A. for Vancouver East; Mr. N. Davidowicz, Killarney/Champlain Citizens for Action Association; Miss K. Bartlett. The Committee also noted a petition from residents of Kopernik Lodge multi-level care residence, 3150 Rosemont Drive (on file in the City Clerk's Office), requesting that the No. 27 Rupert Bus be relocated back inside the Joyce Loop and that there be no cutbacks on the route.

Mr. Walker referred to previous discussions with the Committee at the meeting of July 28, 1977, when Hydro representatives had explained that space limitations within the Joyce Transit Loop had resulted in the removal of the No. 27 service from the loop and bus stops had been located nearby on 41st Avenue. Hydro was reviewing transit service in the area in connection with Champlain Heights development and it was anticipated within two years route restructuring involving the Smith and Boundary services to Champlain Heights would free sufficient space to enable the No. 27 service to be brought back into the loop. Mr. Walker outlined the transfer connections north and south bound and advised the walking distance involved was less than at other transfer points elsewhere within the transit system. It was difficult to understand the problem as bus stops were located so that there was no need for passengers to cross streets to make bus connections. Mr. Walker advised he would be pleased to meet with senior citizens groups in the area to explain Hydro's position and try to resolve their problems.

Mr. Brown questioned Mr. Walker on the capacity of the loop and the prevailing traffic conditions in the vicinity. Mr. Davidowicz referred to a chart illustrating bus movements in and out of the loop and contended the elimination of bus recovery times would create sufficient space for the return of the No. 27 bus.

Captain Oliver and Miss Bartlett also addressed the Committee and requested that Hydro reconsider the relocation of the No. 27 service. They pointed out the loop was used by many senior citizens attending functions at the Collingwood Seniors Centre. Elderly passengers transferring to buses on 41st Avenue had to cross to an island outside the loop at Joyce Street and 41st Avenue and it was felt this was an inconvenience for people who found walking difficult because of infirmity or physical handicap.

Cont'd . . .

Report to Council  
 Standing Committee of Council  
 on Transportation  
 May 4, 1978 . . . . . (III - 3)

Clause 2 Cont'd

Committee members noted Hydro's intention to return the No. 27 service to the loop within an 18 month - two year time frame. It was also pointed out Alderman Rankin had visited the loop last summer in order to assess the situation and had observed crowded bus conditions.

Following discussion it was

RECOMMENDED,

THAT the Collingwood Seniors Centre be advised members of the Transportation Committee and B.C. Hydro Transit representatives would be willing to meet with them at the Seniors Centre to discuss their concerns relating to the Joyce Bus Loop.

The meeting adjourned at approximately 4:20 p.m.

\* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 83



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

MAY 4, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 4, 1978, in Committee Room No. 3, Third Floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman  
Alderman Gibson  
Alderman Marzari  
Alderman Puil

ABSENT : Alderman Gerard

CLERK : E. Bowie

RECOMMENDATION

1. Captain James Cook Elementary School  
- Grant Request

The Committee had before it for consideration a letter dated April 3, 1978 from Mr. D.C. Lucas, Principal of Captain James Cook Elementary School, requesting a grant of \$200 to aid in the production of a play concerning the life of Captain Cook. Mr. Lucas was present at this meeting.

After a short discussion, the Committee

RECOMMENDED

THAT a grant of \$200 be given to Captain James Cook Elementary School. This money to come from the Festival Funds designated by Council on January 17, 1978.

2. 1978 Grant Request  
- Vancouver Art Gallery

The Council had for consideration a Manager's Report dated April 25, 1978 (copy circulated) in which the Director of Finance reported on the Vancouver Art Gallery's request for a grant of \$313,245 for 1978. The Civic grant is based, historically on the amount required to cover the cost of building maintenance, janitorial services, insuring of the collection and basic curatorial and security costs which are summarized for 1978 as follows:

<u>Category of Expenditure</u>	<u>1978 Request</u> \$
Salaries & Fringe Benefits	169,222
Temporary Help	4,000
Security	47,287
Janitorial Services	23,380
Fuel	6,669
Power	11,270
Insurance	17,970
Miscellaneous Expenses	5,520
Minor Repairs & Purchased Services	15,525
Total Operating & Maintenance	300,743
Major Building Repairs	12,502
Total Request	<u>\$313,245</u>

Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 May 4, 1978

2

Clause #2 continued:

The Manager's Report analyzes the 1978 grant request in relation to the 1977 grant and follows the same principle as that adopted in 1976 and 1977 whereby the recommendation would be confined to funding for the same level of service provided in the prior year, and anything in excess of that would be submitted for consideration. Therefore in his report, the City Manager submitted the excess funding requested for consideration (8.1% increase over 1977).

Representatives of the Vancouver Art Gallery were present at this meeting. They stated that their prime concern this year, as in 1977, was the establishment of one additional position of Museum Assistant. This request was denied in 1977 but upon appeal an additional \$4,000 was approved to employ temporary help. It was pointed out that should the new position be approved (amount of \$12,442 included in the 1978 budget submission under Salaries and Fringe Benefits) the \$4,000 listed for Temporary Help could be deleted leaving the net additional cost to the City for this new position at approximately \$8,442. The incumbent of this new position would be working with the permanent collection of the Gallery in preparation for their active 1979 season.

In response to questions from the Committee as to whether the additional \$8,442 required over the \$4,000 in the budget submission could be obtained from another source, Mr. Rombout, Director of the Vancouver Art Gallery, said that grants and funding from outside agencies were given with the understanding that they would not be used for operating and maintenance of the Gallery.

Major Building Repairs and Equipment

This category contained eight items submitted by the Art Gallery at a total cost of \$12,502. The City's Building Construction and Maintenance Division, after an inspection of the facility, concurred with the need for the items but made some recommended changes. These changes would increase the total estimated cost by \$11,255 for a total of \$23,757. These items were separated into the following categories:

1) <u>Essential Building Repairs</u>	
Roof Repairs	\$ 810
Balcony Repairs	491
Heating System	<u>9,000</u>
	\$10,301
2) <u>Considered necessary for reasons of Security and Storage of the Collection</u>	
Replace Intruder Alarms	\$6,285
Additional Storage Shelves	<u>685</u>
	\$6,970
3) <u>Desirable but not Essential</u>	
Installation of Ramp	\$4,200
Tinting of Front Windows	900
Painting of Front Exterior	<u>1,386</u>
	\$6,486

cont'd.....

Report to Council  
Standing Committee of Council  
on Finance and Administration  
May 4, 1978

3

Clause #2 continued:

Following further discussion, the Committee

RECOMMENDED

THAT Council approve funding to the Vancouver Art Gallery for 1978 as follows:

Salaries & Fringe Benefits	\$ 156,780
Temporary Help	4,000
Security	47,287
Janitorial Services	23,380
Fuel	6,669
Power	11,270
Insurance	17,970
Miscellaneous Expenses	5,520
Minor Repairs & Purchased Services	<u>15,525</u>

Total Operating & Maintenance	288,301
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Major Building Repairs & Equipment  
in Categories 1 & 2

Roof Repairs	810	
Balcony Repairs	491	
Heating System	9,000	
Replace Intruder		
Alarms	6,285	
Additional Storage		
Shelves	<u>685</u>	
		<u>17,271</u>

TOTAL

\$ 305,572

(increase of 8.1% over 1977)

(The Committee took no action on the additional position of Museum Assistant requested or the major repair and equipment items contained in category #3, in the total amount of \$18,928.)

3. Cost Sharing of Public Health Services

The Committee had for consideration a Manager's Report dated May 3, 1978 (copy circulated). The Medical Health Officer reports that when the review of the Health Department was presented to the Finance and Administration Committee on November 3, 1977, the Aldermen expressed concern at the lack of Provincial Government's financial support for the major portion of the Health Department's activities. This report describes the inequalities within British Columbia of Provincial Government support for local health department services and presents a brief which could be forwarded by the Vancouver City Council to the Province of British Columbia proposing a more equitable cost sharing.

Dr. Bonham was present at this meeting and spoke to this report.

After a short discussion, the Committee

RECOMMENDED

- (A) THAT the proposals for cost-sharing of public health services, as contained in the brief to the Minister of Health, be accepted.

cont'd.....



Report to Council  
Standing Committee of Council  
on Finance and Administration  
May 4, 1978

4

Clause #3 continued:

- (B) THAT the brief be forwarded to the Minister with a request for early discussions.
- (C) THAT a copy of this brief be forwarded to the School Board for their information and endorsement.

The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 83